

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

October 3, 2006

CALL TO PODIUM:

**Greg Ossont, Director
Planning and Code
Administration**

RESPONSIBLE STAFF:

**Greg Ossont, Director
Planning and Code
Administration**

Jacqueline Marsh, Planner

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
X	Public Hearing "JOINT"
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	9-15-06
	9-20-06
Hearing Date	10-3-06
Record Held Open	
Policy Discussion	

TITLE: SDP-06-003

Amend to Schematic Development Plan, SDP-L5, Lakelands Lane in the Woods. The subject property is located in the Lakelands subdivision and is in the Mixed Use Development (MXD) Zone

SUPPORTING BACKGROUND:

The applicant is requesting an amendment to approved schematic development plan, SDP-L5, which was originally approved in 1999 as Phase 3 of the Lakelands community. Throughout the build out of the community and more specifically, the Lane in the Woods section, the applicant and staff have determined that some elements of the originally approved plan are not feasible or in some cases the Lakelands community has requested changes.

Specifically, the proposed amendments relate to trails and pathways, bridges, a section of fence and a tot lot. While site elements are often modified during the build out of a community and facilitated at a staff level, all of the aforementioned elements were recorded with the original SDP and therefore requiring an amendment to the SDP.

A concurrent, but separate, process of site inspections for bond release "punch list" items is underway as well. Staff is coordinating with the applicant to ensure that all public and private elements are completed in accordance with the approved plan. These include items such as ensuring street lights are in working order, street trees are healthy and storm water facilities are functioning properly.

Once the revised SDP and final plan are approved to reflect the changes, staff and the developer will be able to complete the bond release process and the acceptance of public infrastructure by the city as well as the dedication of community properties to the Lakelands community.

Continued...

DESIRED OUTCOME:

Conduct joint public hearing.

Staff is recommending the Planning Commission close their record on October 13th at 5 PM and the Mayor and City Council close their record on November 1st at 5PM.

MAYOR & COUNCIL AGENDA COVER SHEET

...Continued from Cover Sheet

Throughout the public comment period for bond release of this section of Lakelands last fall, staff received a number of comments from concerned residents. One of the main citizen concerns was the appearance of the bio-retention pond at the end of Still Creek Lane. Please note the applicant is not proposing any modifications to the existing structure, however, staff is cognizant of the concerns and Environmental Services Director Erica Shingara has coordinated with the Lakelands Environmental committee to provide additional plantings and a funding source for the plantings. This work will commence once the property is conveyed to the community.

The proposed amendments are limited to the following:

Fence at Lots 41-56

In an effort to delineate the tree save area behind the referenced lots, a post and rail was incorporated into the SDP. However, the tree save/fence line effectively divides the rear yards of these units and in some cases would interfere with future decks, porches or play equipment. Accordingly, the fence was not installed by the developer and the community has requested that the fence be deleted from the plan (Exhibit 11).

Bridges

The SDP indicates two bridges to provide connectivity from the Woods at Muddy Branch community to the Lakelands community. The bridges were intended to connect the communities over the Muddy Branch Creek. In the course of seeking approval from the Army Core of Engineers to construct the bridges, the ACOE preferred a no-build option and suggested an alternative in conjunction with the MD Route 28 upgrades (Exhibit 14). This alternative has been completed by the developer and is incorporated into the plan.

Tot Lot

The original SDP indicates a tot lot located in the center island of Still Creek Lane. In 2004, the Lakelands Community requested and received \$9,410.00 in lieu of the tot lot equipment (Exhibits 8, 9 & 10).

Pathway at Lots 74-75

The original SDP indicates a paved pathway connection between the referenced units. The pathway would connect the Lakelands community to the GE Tech Park property. During construction, residents requested the area not be paved per the approved plan and left natural. This request is reflected in the proposed amendment.

Pathway Connecting Turtle Pond to MD Route 28

The original SDP indicated a connection of the natural pathway from Turtle Pond to MD Route 28. Due to the terrain, steep slopes and number of stream crossings (Exhibit 15, 16) the connections are not feasible and the application proposes a loop at Trail Marker #9.

Joint Public Hearing – October 3, 2006

**Index of Memoranda
SDP-06-003
Lakelands – Lane in the Woods
Phase 3, Section 2**

Number	Exhibit
1.	Application
2.	Site location map
3.	Letter from Randy Frey of Rodgers Consulting, dated August 10, 2006
4.	Notice to include legal ad for Joint Public Hearing, in the September 15 and 20, 2006, issues of the <i>Gaithersburg Gazette</i>
5.	Public Hearing notice, sent September 11, 2006, to required parties
6.	Letter from Randy Frey, dated September 6, 2006
7.	Letter from Greg Ossont of the Planning and Code Administration, dated April 5, 2006
8.	Letter from Chuck Sullivan of Classic Communities, dated September 13, 2004
9.	Letter from Gregory Zweibel of Sport Systems, dated September 10, 2000
10.	Letter from Chuck Sullivan, dated October 7, 2004
11.	Letter from Deborah Durham of Lakelands Community Association, dated May 16, 2006
12.	Letter from Deborah Durham, dated May 31, 2006
13.	E-mail correspondence between Gary Unterberg of Rodgers Consulting, and George Harrison of U.S. Army Corps of Engineers, dates August 28, 2002 and October 3, 2002
14.	Letter from Walter Washington, Jr. of U.S. Army Corps of Engineers, dated May 8, 2003

15. Photograph of area near Path Marker #9 on Muddy Branch Path
16. Photograph of area near Path Marker #9 on Muddy Branch Path
17. SDP-06-003 – Overall Pathway Plan
18. SDP-06-003 – Muddy Branch Trail Signage
19. SDP-06-003 – Muddy Branch Trail Signage
20. SDP-06-003 – Cover Sheet/Land Use Plan
21. SDP-06-003 – Schematic Development Plan
22. SDP-06-003 – Schematic Development Plan
23. SDP-06-003 – Schematic Development Plan
24. SDP-06-003 – Boundary Survey
25. SDP-06-003 – Traffic Circulation and Pathway Plan
26. SDP-06-003 – Preliminary Grade Establish Plan
27. SDP-06-003 – Preliminary Grade Establish Plan
28. SDP-06-003 – Landscape/Lighting Plan
29. SDP-06-003 – Landscape/Lighting Plan
30. SDP-06-003 – Landscape/Lighting Plan
31. SDP-06-003 – Preliminary Forest Conservation Plan
32. SDP-06-003 – Storm water Management Concept/Soils Map Plan
33. SDP-06-003 – NRI/FSD

SITE PLAN APPLICATIONIn accordance with Article III, Division 19, Section 24-160 D.9
and Article V of the City Code

SDP-06-003
Application # ~~58-06-0006~~
Date Filed 8/11/06
Total Fee \$ 1000 PC

- ☐ CONCEPT
☐ PRELIMINARY
☐ FINAL (MXD FEE APPLIES)
☒ SCHEMATIC DEVELOPMENT

1. SUBJECT PROPERTY

Project Name Lakelands Phase 3, Section 2
Street Address Great Seneca Highway, Lakelands Drive
Zoning MXD Historic area designation ☐ Yes ☒ No
Lot _____ Block _____ Subdivision Lakelands
Tax Identification Number (must be filled in) 52-1949245 16-09-03257326

2. APPLICANT

Name Gaithersburg Community Associates, LLC
Street Address 8120 Woodmont Ave. Suite No. 300
City Bethesda State MD Zip Code 20814
Telephones: Work 240-508-3984 Home _____

3. CITY PROJECT NUMBER

Original Site Plan Number (if applicable) _____
Name of previously approved Final Plan (if applicable) _____

4. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name _____
Architect's Maryland Registration Number _____ Telephone _____
Street Address _____ Suite No. _____
City _____ State _____ Zip Code _____

Engineer's Name Rodgers Consulting, Inc.
Engineer's Maryland Registration Number _____ Telephone 301-948-4700
Street Address 19847 Century Blvd. Suite No. 200
City Germantown State MD Zip Code 20874

Developer's Name _____ Telephone _____
Street Address _____ Suite No. _____
City _____ State _____ Zip Code _____
Contact Person _____

5. PROPERTY OWNER

Name Gaithersburg Community Associates, LLC
Street Address 8120 Woodmont Ave. Suite No. 300
City Bethesda State MD Zip Code 20814
Telephones: Work 240-508-3984 Home _____

continued on reverse side

PENGLAD 800-631-6989

JOINT
EXHIBIT

#1

SDP-06-003

10-3-06

6. PRIMARY USE☐ Mixed Use☐ Non-Residential☒ Residential**7. PROPOSED UNIT TYPE**☐ Mixed Use☐ Retail/Commercial☐ Other☐ Office/Professional☐ Residential Multi-Family☐ Restaurant☒ Residential Single Family**8. WORK DESCRIPTION**

Minor plan amendment to modify pedestrian facilities, landscape, lighting
and tot lot removal.

9. PROJECT DETAIL INFORMATION. Please supply the following information.


DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)		-	2,257,715
2. Site Area (acres)		-	51.83
3. Total Number of Dwelling Units/Lots		-	64
4. Height of Tallest Building		3 stories	3 stories
5. Green Area (square feet)		-	
6. Number of Dwelling Units/Acre		-	1.23
7. Lot Coverage (percent)		60	60
8. Green Area (percent)		40	40
9. Residential			
a. Single Family Detached	# Units	-	64
b. Single Family Attached	# Units	-	0
c. Multi-Family Condo	# Units	-	0
d. Multi-Family Apartment	# Units	-	0
e. Other		-	0
10. Retail/Commercial	Sq. Ft.	-	0
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.	-	0
12. Office/Professional	Sq. Ft.	-	0
13. Warehouse/Storage	Sq. Ft.	-	0
14. Parking		128	256
15. Shared Parking/Waiver		N/A	N/A
16. Other		-	-
17. Totals		128	256

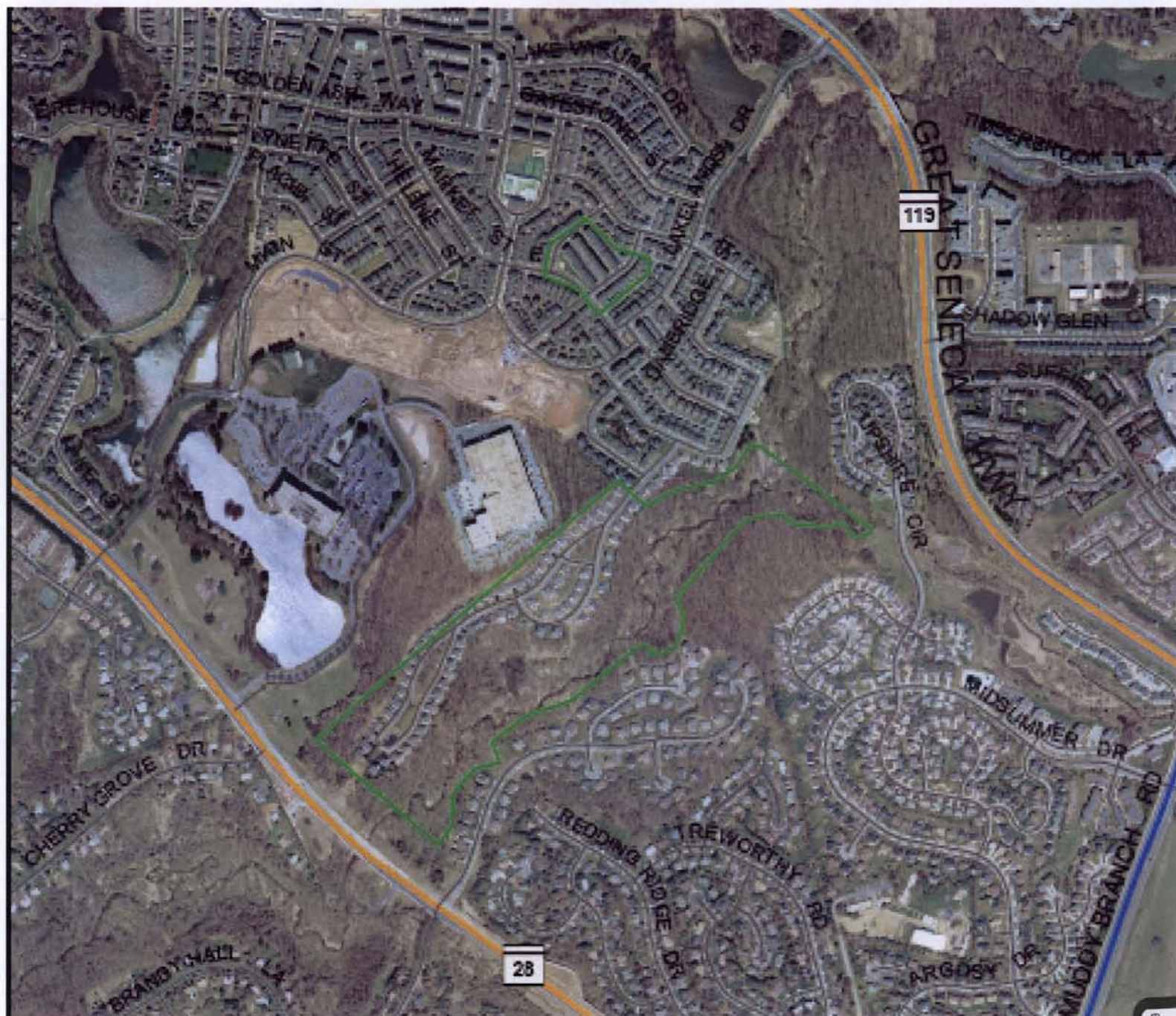
10. SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.
- Completed checklist.
- Fee as applicable.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicants Name (please print) Matthew M. Pugh Telephone 240-508-3984

Applicant's Signature  Date 11 August 2006



JOINT
EXHIBIT
#2
SDP-06-003
10-306
PENCAD 800-631-6998

August 10, 2006

Mr. Greg Ossant
Director, Planning & Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20878

Re: Lakelands Phase 3
SDP & Site Plan Amendment
RCI Project No. 654ACX

Dear Mr. Ossant:


On be-half of Gaithersburg Community Associates, LLC please accept the attached Lakelands Phase 3 plans for review and approval. The attached plans have been amended to address the issues discussed at the July 5, 2006 meeting with staff.

This submittal includes the following:

- Site Plan Application (Schematic Development Plan)
- \$1,000 SDP Submittal Fee (Check # 6829)
- Fifteen (15) copies of the Amended Schematic Development Plan
- Amendment to Final Plan Application (Phase 3 Site & Landscape Plan)
- \$300 Site Plan Amendment Submittal Fee (Check # 6830)
- Fifteen (15) copies of the Amended Site & Landscape Plan
- Two (2) copies of the Amended Overall Lakelands Path Plan

Please do not hesitate to contact me should you require additional information.

Sincerely,


Randall D. Frey

CC: M. Pugh, GCA
File

N:\PROJECTS\654acx\Phase 3 SDP & Site Plan Amendment\051106 Lakelands Phase 3 - Plan Amendment Cover.doc



September 13, 2006

Ashby Rice, Law Section
The Gaithersburg Gazette
P.O. Caller 6006
Gaithersburg, Maryland 20884

Dear Ashby:

Please publish the following legal advertisement in the **September 15 and 20, 2006**, issues of the *Gaithersburg Gazette*.

Sincerely,

Jacqueline Marsh, Planner
Planning and Code Administration

ASSIGN CODE: SDP-06-003

CORRECTION NOTICE OF JOINT PUBLIC HEARING

The Mayor and Council and Planning Commission of the City of Gaithersburg will conduct a joint public hearing on SDP-06-003, filed by Randy Frey of Rodgers Consulting, for Gaithersburg Community Associates, LLC, on

**TUESDAY
OCTOBER 3, 2006
AT 7:30 P.M.**

or as soon thereafter as this matter can be heard in the Council Chambers at 31 South Summit Avenue, Gaithersburg, Maryland.

The application requests to amend the previously approved Schematic Development Plan, SDP-L5, Lakelands Lane in the Woods, The current application (SDP-06-003) requests modification to pedestrian facilities, landscape, lighting, and tot lot removal. The subject property is located in the Lakelands subdivision and is in the Mixed Use Development (MXD) Zone

Further information may be obtained from the Planning and Code Administration Department at City Hall, 31 South Summit Avenue, between the hours of 8 a.m. and 5 p.m., Monday through Friday.

Jacqueline Marsh, Planner
Planning and Code Administration
Acct #133649

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@gaitthersburgmd.gov • www.gaitthersburgmd.gov

MAYOR
Sidney A. Katz

COUNCIL MEMBERS
Stanley J. Alster
Geraldine E. Fdens
Henry E. Marraffa, Jr.
John B. Schlichting
Michael A. Sesma

CITY MANAGER
David B. Humpton

PERGAD 800-631-6589

JOINT
EXHIBIT

#4

SDP-06-003

10-3-06



Gaithersburg

A CHARACTER COUNTS! CITY

CITY OF GAITHERSBURG
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

NOTICE OF JOINT PUBLIC HEARING

The City of Gaithersburg Mayor and Council and Planning Commission will conduct a public hearing at the time and place noted below.


Meeting: **MAYOR AND COUNCIL**
Application Type: **SCHEMATIC DEVELOPMENT PLAN**
File Number: **SDP-06-003**
Location: **LAKELANDS, PHASE 3, SECTION 2**
Applicant: **GAITHERSBURG COMMUNITY ASSOCIATES, LLC**
Development: **MIXED USE DEVELOPMENT**
Day/ Date/Time: **TUESDAY, OCTOBER 3, 2006**
Place: **COUNCIL CHAMBERS, GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE**

*****IMPORTANT*****

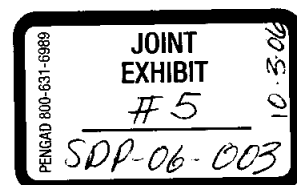
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Joint Mayor and City Council & Planning Commission meetings can be viewed live on Gaithersburg Cable Television Channel 13, and at anytime (on demand) two weeks after the public hearing via the Internet and Web TV at <http://www.gaithersburgmd.gov>.

CITY OF GAITHERSBURG

By: 
Jacqueline Marsh, Planner
Planning and Code Administration

SEE LOCATION MAP ON REVERSE SIDE



NOTICES SENT THIS 11TH DAY OF SEPTEMBER TO:

APPLICANT AND INTERESTED PARTIES

(A list of interested parties and agencies is available in the file in the Planning and Code Administration.)

MAYOR AND COUNCIL

PLANNING COMMISSION

CITY STAFF

David B. Humpton, City Manager
Frederick J. Felton, Assistant City Manager
Tony Tomasello, Assistant City Manager
Cathy Borten, City Attorney
Britta Monaco, Public Information Director
Doris Stokes, Administrative Assistant
Jeff Baldwin, City Web Administrator (via email)

LOCATION MAP



SDP-06-003

Lakelands

SDP change

ANDREW P LUNENFELD
23211 LINDEN VALE DR
CLARKSBURG MD 20871

ANTHONY & KATHRYN DESANTIS
9675 ATHENS PL
GAITHERSBURG MD 20878

BENJAMIN J BAHAN
SUSAN E BURNES
309 W 2ND ST
FREDERICK MD 21701

BOARD OF EDUCATION
OF MONTGOMERY COUNTY
7361 CALHOUN PL FL 4
ROCKVILLE MD 20855

CATHERINE STRUSTUST LYON
17728 OVERWOOD DR
OLNEY MD 20832

CHARLES R & CHERYL M MERRY
7104 RADNOR RD
BETHESDA MD 20817

CHRISTOPHER J FOGLE
MEREDITH M FOGLE
502 CHESTERTOWN ST
GAITHERSBURG MD 20878

DEAN A & JODI C NOAH
313 MAIN ST
GAITHERSBURG MD 20878

DONALD T LIU
STEPHANIE P LEE
1111 MAIN ST
GAITHERSBURG MD 20878

EDISON TECH LLC
C/O FINMARC MANAGEMENT INC
4733 BETHESDA AVE STE 650
BETHESDA MD 20814

ENTRUST ADMINISTRATION INC
555 12TH ST STE 1250
OAKLAND CA 94607

FATEMEH BTRUSTUSTEE ZORIATKHAH
11412 LUXMANOR RD
ROCKVILLE MD 20852

GAITHERSBURG COMM ASSOC LLC
C/O NATELLI COMMUNITIES
806 W DIAMOND AVE STE 300
GAITHERSBURG MD 20878

GENERAL ELEC REAL EST CREDIT CORP
C/O QOCC
1001 G ST NW
WASHINGTON DC 20001

GENERAL ELECTRIC REAL ESTATE
CREDIT CORP C/O QOCC
1001 G ST NW
WASHINGTON DC 20001

GREGORY J & S R SCHIEBEL
11505 CHERRY GROVE RD
GAITHERSBURG MD 20878

JAMES T FOX
11501 CHERRY GROVE DR
NORTH POTOMAC MD 20878

JAY ROSENBERG
11509 CHERRY GROVE DR
GAITHERSBURG MD 20878

JILL ROSE
943 MAIN ST
GAITHERSBURG MD 20878

JOSE A & XIMENA E VALDEZ
625 BRIGHT MEADOW DR
GAITHERSBURG MD 20878

KEAT Y YEOH
JENNY TSANG
13306 CATAWBA MANOR WAY
CLARKSBURG MD 20871

KENNETH R & SEEMA K SCHAPPELLE
10813 HILLBROOKE LN
POTOMAC MD 20854

LAKELANDS CMNTY ASSOC INC
806 W DIAMOND AVE #300
GAITHERSBURG MD 20878

LAKELANDS COMMUNITY ASSOC INC
C/O CMI
3414 MORNINGWOOD DR
OLNEY MD 20832

LAKELANDS RIDGE HOA INC
8120 WOODMONT AVE STE 300
BETHESDA MD 20814

LANE IN THE WOODS LLC
C/O CLASSIC COMMUNITY CORP
8120 WOODMONT AVE STE 300
BETHESDA MD 20814

LILIANA PERALTA
PO BOX 2917
KENSINGTON MD 20891

LINDA K STOTTS
526 BEULAH RD NE
VIENNA VA 22180

MOHAMMED R & DILSHAD KARIM
REZA JT LIVING TRUST
11500 CHERRY GROVE DR
GAITHERSBURG MD 20878

OCCUPANT
151 LAKELANDS DR
GAITHERSBURG MD 20878

Joint Public Hearing - Oct. 3, 2006

OCCUPANT
108 FOX TRAIL TER
GAITHERSBURG MD 20878

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706 TURTLE POND LA
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727 TURTLE POND LA
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410 SHEILA ST
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522 SHEILA ST
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100 EDISON PARK DR
GAITHERSBURG MD 20878

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GAITHERSBURG MD 20878

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GAITHERSBURG MD 20878

OCCUPANT
614 STILL CREEK LA
GAITHERSBURG MD 20878

OCCUPANT
734 STILL CREEK LA
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GAITHERSBURG MD 20878

OCCUPANT
534 BRIGHT MEADOW DR
GAITHERSBURG MD 20878

OCCUPANT
632 BRIGHT MEADOW MEWS
GAITHERSBURG MD 20878

OCCUPANT
628 BRIGHT MEADOW MEWS
GAITHERSBURG MD 20878

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656 BRIGHT MEADOW MEWS
GAITHERSBURG MD 20878

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GAITHERSBURG MD 20878

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OCCUPANT
477 PHELPS ST
GAITHERSBURG MD 20878

OCCUPANT
702 TURTLE POND LA
GAITHERSBURG MD 20878

OCCUPANT
1203 MAIN ST
GAITHERSBURG MD 20878

OCCUPANT
714 TURTLE POND LA
GAITHERSBURG MD 20878

OCCUPANT
718 TURTLE POND LA
GAITHERSBURG MD 20878

OCCUPANT
722 TURTLE POND LA
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GAITHERSBURG MD 20878

OCCUPANT
731 TURTLE POND LA
GAITHERSBURG MD 20878

OCCUPANT
531 LEANING OAK ST
GAITHERSBURG MD 20878

OCCUPANT
1006 MAIN ST
GAITHERSBURG MD 20878

OCCUPANT
1014 MAIN ST
GAITHERSBURG MD 20878

OCCUPANT
1022 MAIN ST
GAITHERSBURG MD 20878

OCCUPANT
1030 MAIN ST
GAITHERSBURG MD 20878

ROBERT HTRUST TORCHE
174 EL TIGRE
EDGEWATER FL 32141

RODGERS CONSULTING
19847 CENTURY BLVD
STE 200
GERMANTOWN MD 20874

SFHI LLC
C/O GLOBAL EXCHG SER MS-23B1
100 EDISON PARK DR
GAITHERSBURG MD 20878

SHOLOM & C RAICHIK
11508 DARNESTOWN RD
GAITHERSBURG MD 20878

TARIQ & NUSRAT BHATTY SHABBIR
15330 AMERICAN WAY
NORTH POTOMAC MD 20878

TND PROPERTIES LLC
PO BOX 3318
GAITHERSBURG MD 20885

WAI T CHUNG
2 BLUEBERRY RIDGE CT
ROCKVILLE MD 20854

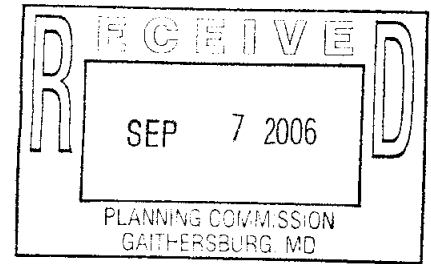
WASHINGTONIAN WOODS
HOMOWNRS ASSOC INC % CMI INC
8701 GEORGIA AVE
SILVER SPRING MD 20910

WASHINGTONIAN WOODS HMNWNRS
ASSOCIATION INC
15850 CRABBS BRANCH WAY #200
ROCKVILLE MD 20855

WOODS AT MUDDY BRANCH
HMW ASSN C/O SIMMONS MGMNT
9200 EDMONSTON RD #302
GREENBELT MD 20770

Mailed on 9-11-06

WOODS AT MUDDY BRANCH HOA ASSN
C/O MTM MANAGEMENT ASSOCIATES
P O BOX 506
DAMASCUS MD 20872



September 6, 2006

Ms. Jacqueline Marsh
Planning & Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, MD 20878

Re: Lakelands Phase 3
SDP & Site Plan Amendment
RCI Project No. 654ACX

Dear Ms. Marsh:

On be-half of Gaithersburg Community Associates, LLC please accept the attached Lakelands Phase 3 plans for review and approval. The attached plans have been amended to address staff comments received on August 22, 2006 and to support the upcoming October 3, 2006 Joint Public Hearing.

This submittal includes the following:

- One (1) copy of the Amended Phase 3 Schematic Development Plan
- One (1) copy of the Amended Phase 3 Section 2 Site & Landscape Plan
- One (1) copy of the Amended Overall Lakelands Path Plan
- CD containing digital copies of the all the amended plans

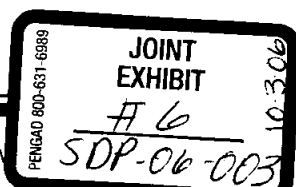
Please do not hesitate to contact me should you require additional information.

Sincerely,


Randall D. Frey

CC: S. Eckert, GCA
M. Pugh, GCA
File

N:\PROJDOCS\654acx\Phase 3 SDP & Site Plan Amendment\090606 Lakelands Phase 3 Plan Amendment Respose
Cover.doc





April 5, 2006

Lakelands Community Association
c/o Ms. Debbie Turton, CMI
960 Main Street
Gaithersburg, Maryland 20878

RE: Lakelands - Phase 3, Section 2

Dear Ms. Turton:

As you may know, City staff met with Mr. McCalley and Ms. Frey, representing the Lakeland Community Association, regarding the status of the Phase 3, Section 2 on-site and public improvement bond release status on March 22, 2006. The purpose of the meeting was to provide an update on any outstanding issues related to community comments received in November 2005.

While a number of the issues have been resolved, this letter shall serve as a follow up document regarding the various items discussed. As you will note, many items require no further action from the community as the City will be coordinating the completion. A few items, however, will require additional input from the community.

Street Lights

101 Short Street (#4) & 714 Turtle Pond Lane (#9) -- Scheduled to be repaired (straightened) week of April 17, 2006.

105 Short Street (#2) & 858 Still Creek Lane (#42) -- New bulbs/ballasts/sensors scheduled for April 17, 2006.

4 additional street lights do not have power and have been reported to Pepco for service.

Landscaping/Trees

817 and 818 Still Creek -- Trees planted near street lights. The necessity of relocating these trees will be determined by the Department of Public Works.

Dead wood pruning in the Still Creek island has been completed.

Additional landscaping in the referenced area is required and will be installed by the developer. City staff will coordinate the installation.

Streets

Between lots 63 & 64 on Still Creek Lane a section of the road measures 16' 9". This is the only location within Lane in the Woods determined to be less than 17' wide. Still Creek Lane will not be reconstructed as a result of this nominal deviation.

City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@gaitthersburgmd.gov • www.gaithersburgmd.gov

MAYOR
Sidney A. Katz

COUNCIL MEMBERS
Stanley J. Alster
Geraldine E. Edens
Henry E. Marraffa, Jr.
John B. Schlichting
Michael A. Sesma

CITY MANAGER
David B. Hampton

PERGAD 800-631-6989

JOINT
EXHIBIT

7

SDP-06-003

10-3-06

Grading and stabilization of the roadway shoulders throughout Phase 3, Section 2 will continue until the streets are turned over to the City upon which, the City will be responsible for any future shoulder maintenance in the public right of way.

Parking/Traffic Control

Areas identified by the Board are being reviewed by the Department of Public Works for additional parking and traffic controls restrictions. However, these issues are not included as part of the bonded public improvements.

Private Amenities

As elements of the approved plan, final resolution of the following items requires Lakelands Community Association input. Please review the list and provide a written determination for each at your earliest convenience.

- Two private lights are show along the Still Creek island pathway. The previous Board requested that the lights not be installed because the extension of power in this area would impact root zones of existing trees. Additionally, some residents were concerned that additional lighting in the island would be a nuisance and not necessary. The City would like a determination from the Board on installing the two street lights or amending the plan to delete the two lights.
- 725 Still Creek – Street light shown on plan, developer contacted homeowner directly who indicated they would prefer not to have the light installed. We would like the Association to confirm the preference not to install the light per the approved plan..
- The plan also indicates approximately 750 feet of split rail fence extending through rear yards of lots 48-56 on Still Creek Lane. The fence is shown extending through the middle of the rear yards on Still Creek and was originally designed to demarcate the tree save areas in the rear yards. The fence was not installed but is shown on the plan. The City would like a determination from the Board to have the developer install the fencing on the private rear lots or amend the plan to delete this section of fence.

As you know, the previous Board elected to eliminate the tot lot on the Still Creek island and except a fee in lieu of the installation. A similar arrangement could be facilitated for any of the private amenities the Association elects to have deleted from the plan.

Thank you for your cooperation in this matter. I look forward to the community's assistance on any remaining items requiring further guidance. Please contact me directly if you have any questions at 301-258-6330 or gossont@gaithersburgmd.gov

Sincerely,



Greg Ossont, Director
Planning and Code Administration

cc: David B. Humpton, City Manger
W. Burnette, PCA
J. Arnoult, Public Works
O. Mumpower, Public Works
Classic Communities

September 13, 2004

Joe Coratola
10 Golden Ash Way
Gaithersburg, Md. 20878



Re: Lakelands, Section 3, Phase 2
Lane in the Woods Tot Lot

Classic of Chuck
FAXED
9/30/04

Dear Joe:

It is our understanding that the Lakelands HOA Board is requesting that we not install the planned play equipment in the tree save area adjacent to Still Creek Lane as shown on the approved Site Plan. In order to fulfill our obligation the Board has agreed to accept payment in lieu of installing the equipment. Enclosed please find the contract amount for this equipment as provided by Sports Systems in a letter dated September 10, 2000.

Before we proceed with payment, please sign where indicated below and return the original back to me. Once I receive the original agreement I will send you a check in the amount of \$9,410.00. Your cooperation is greatly appreciated. Should you have any questions or concerns please call.

Sincerely,

Chuck Sullivan

The Lakelands HOA agrees to accept payment of \$9,410.00 in lieu of installing the play equipment described within this letter. Once the HOA receives this payment they will consider the developer's obligations fulfilled regarding this play equipment.

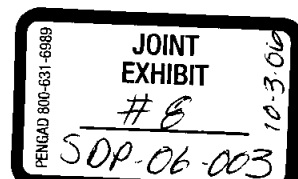
Signed:

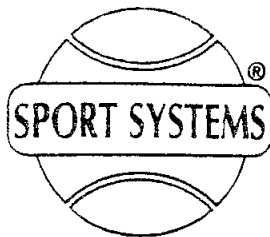
Joe Coratola, President Lakelands HOA

Date:

9/29/04

8120 WOODMONT AVENUE, SUITE 300
BETHESDA, MARYLAND 20814
TELEPHONE: (301) 913-0404 • FAX: (301) 913-5482
WEBSITE: www.classiccommunitycorp.com





(AAA) SPORT SYSTEMS, INC.

10078 Tyler Place
Ijamsville, MD 21754
301-607-4747
Fax 301-607-4484
www.sport-systems.com

September 10, 2000

Classic Communities
8120 Woodmont Ave.
Bethesda, MD 20814

Attn: Chuck Sullivan
Re: Lakelands Contract

Dear Chuck:

I am writing this letter to verify that per our contract with Classic Communities, dated December 15th, 2000, Sports Systems was to install the following equipment:

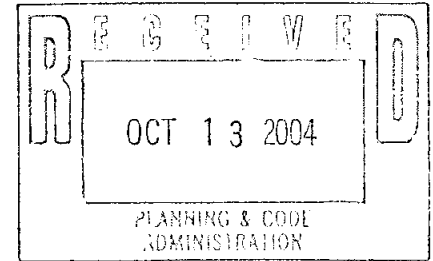
Eagle four seat bouncer	\$1,995
Eagle sports car	\$ 655
Eagle Felix the frog	\$ 655
Eagle Wynonna the whale	\$ 655
Eagle play hutch	\$ 1,720
Fire Truck on Springs	\$ 3,730
Total	\$ 9,410

Please advise if you need any further information from Sport Systems.

Sincerely,
Gregory Zweibel
Gregory Zweibel

October 7, 2004

Joe Coratola
10 Golden Ash Way
Gaithersburg, Md. 20878



Re: Lakelands, Section 3, Phase 2
Lane in the Woods Tot Lot

Dear Joe:

Enclosed find a check for \$9,410.00 being payment in lieu of installing the play equipment adjacent to Still Creek Lane. As agreed, this payment fulfills our responsibilities and obligations regarding this improvement.

Your cooperation is greatly appreciated. Should you have any questions or concerns please call.

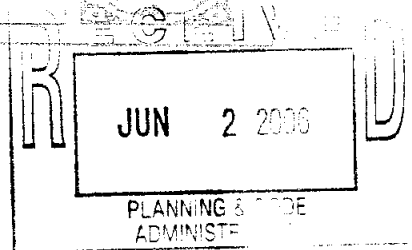
Sincerely,

Chuck Sullivan

Cc: Greg Ryberg
Greg Ossant

May 16, 2006

Greg Ossont, Director
Planning and Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877



Re: Bond Release for Still Creek Lane

Dear Mr. Ossont:

On behalf of the Lakelands' Board of Directors and the residents of the community, please allow this letter to provide approval for the City of Gaithersburg to alter the Master Site Plan for Lane in the Woods. It is understood the Lakelands Homeowners Association will receive funds in lieu of the following projects:


- Classic Development will not provide lights in the wooded island.
- The split rail fence will not be installed along the back of the lot 43-56.
- The Nature Trail will not be extended to Rte. 28.

The City of Gaithersburg will insure the following before the bond is released to Classic Developments:

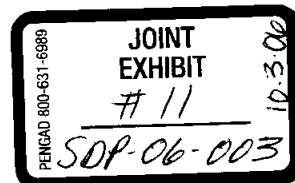
- The Bio-Retention Pond on Still Creek Lane will meet city- landscaping guidelines.
- The street lights will be put on light sensors, currently they are on motion sensors.
- The dead/diseased trees on Turtle Pond will be replaced.

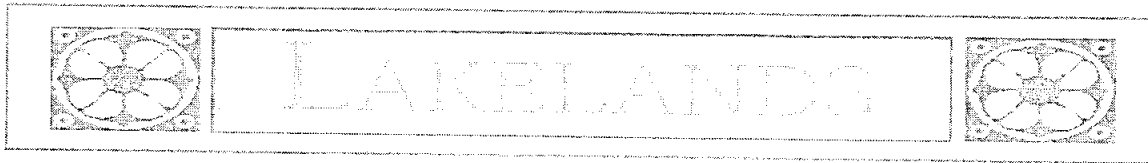
We would like to thank the City of Gaithersburg for their ongoing cooperation in resolving these issues before the release of the bond. If you have any questions or need further information, please feel free to contact the Lakelands on-site office at 240-631-8338, or via e-mail at debbie@lakelands.org.

Sincerely,
For the Lakelands' Board of Directors


Deborah Durham, CMCA, AMS®
Onsite General Manager
Lakelands Community Association

Lakelands Community Association
600 Main Street
Gaithersburg, Maryland 20877
240-631-8338





May 31, 2006

Greg Ossont, Director
Planning and Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877

Re: Bond Release for Still Creek Lane

Dear Mr. Ossont:

On behalf of the Lakelands' Board of Directors and the residents of the community, please let this letter serve as our approval for the City of Gaithersburg to alter the Master Site Plan for Lane in the Woods. It is understood the Lakelands Homeowners Association will receive funds in lieu of the following projects:

- 3 Street Lights that were to be placed along the path on the upper wooded island.
- 1,320 plus feet of Split Rail Fence located through the backs of lots 41 to 56
- Bridge over Muddy Branch where the Nature Trail ends near Turtle Pond

The City of Gaithersburg will insure the following before the bond is released to Classic Developments:

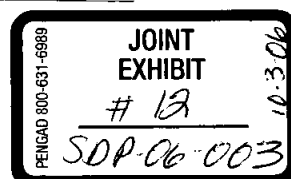
- The Bio-Retention Pond on Still Creek Lane will be built and landscaped per the site plan.
- All Street Lights will be plumb, in working order and on light sensors
- The dead/diseased trees will be replaced
- All grass areas prepared and finished per site plan notes
- Placement of the missing street light on Still Creek at lots 84/85

We would like to thank the City of Gaithersburg for their ongoing cooperation in resolving these issues before the release of the bond. If you have any questions or need further information, please feel free to contact the Lakelands on-site office at 240-631-8338, or via e-mail at debbie@lakelands.org.

Sincerely,
For the Lakelands' Board of Directors

Deborah Durham, CMCA, AMS®
Onsite General Manager
Lakelands Community Association

Lakelands Community Association
960 Main Street
Gaithersburg, Maryland 20878
240 631-8338



-----Original Message-----

From: Harrison, George NAB02 [mailto:George.Harrison@nab02.usace.army.mil]

Sent: Thursday, October 03, 2002 2:00 PM

To: 'Gary Unterberg'

Subject: RE: Lakelands Bridges, Gaithersburg MD

Importance: High

Gary,

As I stated in our conversation, if the system is spanned, having no impacts to waters of the United States, then we have no jurisdiction. However, should an option be chosen that requires Federal review, all the negative points mentioned would be raised and, under Section 404(b)(1) of the Clean Water Act, a practicable alternatives already exist. Those alternatives are options 1 and/or 3 you list below. Either would be a preferred option by the Federal system.

George Harrison
Project Manager, USACOE

-----Original Message-----

From: Gary Unterberg [mailto:GUnterberg@RODGERS.com]

Sent: Wednesday, August 28, 2002 7:38 PM

To: George Harrison (E-mail); Bob Cooper (E-mail)

Cc: Dusty Rood; Randy Frey; Chuck Sullivan (E-mail)

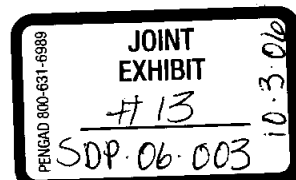
Subject: Lakelands Bridges, Gaithersburg MD

Dear George, thanks for taking the time to further discuss the Lakelands Bridge application. The two bridges proposed are required by the City of Gaithersburg, subject to getting the appropriate State and Federal permits. The bridges are located within the 100 year floodplain of Muddy Branch Creek. The nature trail system that provides access to the bridges is a foot worn trail located primarily in the 100 year floodplain. The bridges as proposed will be topped by the 100 year flood elevation by 5 to 7 feet. Per our earlier conversations you noted that the impact from the bridges and stream improvements was too great and would not be permitted.

The problem we are running into is that several regulations conflict. For instance if we raise the bridge out of the floodplain to reduce the wetland impact we would more than likely be filling for ramps or embankments. Fill in the floodplain for structures is not permitted by the State or City of Gaithersburg.

Per our conversation please comment on the following:

Option 1, No build. Since the bridges are accessed by a nature trail in the 100 yr floodplain, the bridges should not be built. The bridges would more than likely wash away. The railings will collect debris and will be an obstruction in the floodplain. They would not be accessible



during a flood event. The users of the nature trail will be able to ford the stream during non-flood times.

Option 2. The bridges should be out the floodplain with no impact to the stream. This does not work. We will be filling in the floodplain to raise the bridge elevation. A bridge that is completely out of the floodplain is not practical since the 100 year floodplain is several hundred feet wide. We would be building a 'mini' Golden Gate Bridge.

Option 3. Alternate Routes. The new MD Rte 28 road improvements, under construction, include a paved bike path that crosses Muddy Branch Creek. There is a planned bike path connection from Rte 28 to Still Creek Lane in Lakelands. This provides a paved bridge connection over Muddy Branch Creek safely out of the 100 year floodplain. To the northeast there is also a paved bike path on Great Seneca Highway crossing Muddy Branch Creek.

Per this e-mail we are requesting written comments for the bridge application. We will be having additional conversations with MDE and the City of Gaithersburg. Per your suggestion I have copied Mr. Bob Cooper, MDE on this e-mail. I will be calling Mr. Cooper next week to discuss the issues with the State. The current application being reviewed is anticipated to change. In addition to the bridges we have applied for a permit to stabilize the creek as required by the City of Gaithersburg.

I look forward to receiving your comments.

Gary F. Unterberg
Rodgers Consulting, Inc.
301-948-4700



DEPARTMENT OF THE ARMY
BALTIMORE DISTRICT, U.S. ARMY CORPS OF ENGINEERS
P.O. BOX 1715
BALTIMORE, MD 21203-1715

RECEIVED MAY - 9 2003

REPLY TO
ATTENTION OF
Operations Division

MAY 09 2003

Subject: CENAB-OP-RMS(GAITHERSBURG COMMUNITY ASSOC/LAKELANDS
NATURE TRAIL/BRIDGE)01-63029-11

c/o Rodgers & Associates
Attn: Gary Unterberg
9260 Gaither Road
Gaithersburg, Maryland 20877

Dear Mr. Unterberg:

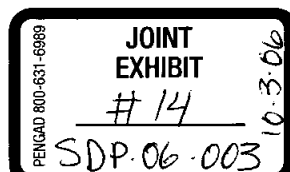
This is in response to your phone request for formal comments regarding the two pedestrian/biker bridges proposed for the subject project and the three options you presented for the placement/construction of these bridges. Option 1 (No build) would naturally be favored by the Corps since there are no impacts to Waters of the United States (WoUS), including jurisdictional wetlands. Additionally, we would have no jurisdiction since there would be no impacts to WoUS. Option 2 involves fill outside Waters of the United States to raise the bridge elevation to span the stream. Consequently, this also would not be a regulated activity by the Corps. However, since this filling would be in the 100-year flood plain, there are apparently State and local prohibitions to such filling. Option 3 (Alternate Routes) offers a very practicable solution because there are already bike paths associated with Muddy Branch Creek crossings via recent MD Route 28 upgrades and Great Seneca Highway.

Under Section 404(b)(1) of the Clean Water Act (CWA), practicable alternatives to impacting WoUS already exist. Those alternatives are options 1 and 3. Either would be a preferred option by the Federal system (while we would have no jurisdiction in Option 2, we would concur with the rational for not filling within the 100 year flood plain).

If you have any questions, please call Mr. George Harrison at 410-962-6002.

for George Harrison
Walter Washington, Jr.
Chief, Maryland Section Southern

Copy furnished:
MDE/Bob Cooper





PENCLAD 800-631-6689

JOINT
EXHIBIT

#15

SOP-06-003

10-3-06



PENGAD 800-631-6989

JOINT
EXHIBIT

16

SDP-06-003

10-3-06

LEGEND

- CONCRETE SIDEWALK
- PATH/NATURE TRAIL
- IMPERVIOUS SURFACE PATH (CONCRETE/ASPHALT)
- ON-STREET BIKE ROUTE
- Ⓐ ASPHALT PATH
- SIGN LOCATION
- * TRAIL HEAD SIGN
- WOODEN STAIRS
- ... PROPOSED BOLLARDS



SHEET INDEX

- 1 OVERALL PATHWAY PLAN
- 2 MUDDY BRANCH TRAIL SIGNAGE
- 3 MUDDY BRANCH TRAIL SIGNAGE

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH BLUMFAY AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON _____
APPLICATION NO. _____ HAS GRANTED
AMENDMENT TO FINAL PLAN APPROVAL
WITH _____ CONDITIONS. SEE S.D.A. LETTER
DATE _____ BY _____
NOTE: • ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

OVERALL PATHWAY PLAN

LAKELANDS

SHEET 1 OF 3

R&A LAND USE EVALUATION • PLANNING
CIVIL ENGINEERING • SURVEYING
ENVIRONMENTAL/NATURAL RESOURCES
RODGERS & ASSOCIATES, INC.
9280 GAITHER ROAD PHONE: (301) 948-4700 GAITHERSBURG, MD 20878 FAX: (301) 948-4800

JOINT EXHIBIT
17
SDP.06-003
10-3-06

REVISION	DATE	REVISION	DATE
1. INITIAL DESIGN	01-15-06	1. INITIAL DESIGN	01-15-06
2. REVISED FOR CITY COMMENTS	02-15-06	2. REVISED FOR CITY COMMENTS	02-15-06
3. REVISED FOR CITY COMMENTS	03-15-06	3. REVISED FOR CITY COMMENTS	03-15-06
4. REVISED FOR CITY COMMENTS	04-15-06	4. REVISED FOR CITY COMMENTS	04-15-06
5. REVISED FOR CITY COMMENTS	05-15-06	5. REVISED FOR CITY COMMENTS	05-15-06
6. REVISED FOR CITY COMMENTS	06-15-06	6. REVISED FOR CITY COMMENTS	06-15-06
7. REVISED FOR CITY COMMENTS	07-15-06	7. REVISED FOR CITY COMMENTS	07-15-06
8. REVISED FOR CITY COMMENTS	08-15-06	8. REVISED FOR CITY COMMENTS	08-15-06
9. REVISED FOR CITY COMMENTS	09-15-06	9. REVISED FOR CITY COMMENTS	09-15-06
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Farm Roads

This station is located on a portion of the original network of roads that linked parts of the original estate with each other and outside points of interest, like Hayfield Route 28 or Muddy Branch Road. From this position, the alignment of the roadway can still be seen through the woods. Other roads and stream crossings are in place and are excluded along the pathway, but in some places this pathway is located directly along the old road.

Lakelands
an Oldenburg Business

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Muddy Branch

The Muddy Branch is the primary watershed of Gaithersburg. It is a classic urban waterway with deteriorated riparianity caused by uncontrolled storm water runoff and pollution. The State of Maryland has classified Muddy Branch as a Use Class F.P. (Geographical Contact Water Resource, and a Public Water Supply). In a report commissioned by the City of Gaithersburg and prepared in 1996, this segment of the Muddy Branch (between Great Service highway and Maryland Route 20) was identified as having the highest quality within the city limits.

Lakelands
Gaithersburg, Maryland

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Waterfall

This waterfall was designed and constructed by Otto Kent in the 1930s. It was designed as the overflow for Lake Olympos. The waterfall coyiled with standpipes controlled the water elevation for Lake Olympos. Looking Northeast you can see the original dam that was constructed by Otto Kent.

Lakelands
2000 Mountain Road • Bend, OR 97701



MUDY
BRANCH
TRAIL

Lake Sheila is one of the original lakes built by Ochs Kent in the 1950's. Named after Sheila Walker, the Adopted Great Granddaughter of Ochs Kent, the lake has been reconfigured to provide storm water management for the Lakelands Community. The redesign of Lake Sheila enables it to provide status of the art control of storm flows. The lake controls the storm flows of the lake and two year storms and allows for the absorption of nutrients by the plant material within the lake. The flow related to this one year storm event has been identified as being the most excessive to the bed and banks of the receiving stream. Control of the one-year storm helps the Lakelands Community provide state of the art protection to the Muddy Branch Stream.

Lakelands
COMMUNITY

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Stream Bank Erosion

As storm flows increase and intensify, the stream tries to contain storm flows. The enormous energy within the flow starts to erode the stream banks and stream bottom. As the bottom of the stream erodes further, more of the storm flow is contained within the banks and not released to the floodplain. With more of the storm flow contained in the stream channel, more erosive energy is released on the stream bank causing further erosion.

This is a seriously damaging cycle that will not stop until the erosive storm flows are controlled.

Lakelands
SOUTH AFRICA'S FINEST

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Ox Bow /
Old Channel

Streams are dynamic systems. They do not remain the same from one day to the next. Before you, to the left of the existing channel, are the remains of an old stream channel. The stream has relocated itself from its previous location as a result of its continual effort to find a more effective way to convey this large volume of water. The channel probably shifted during a storm event, or series of storms, in which the downstream bank was eroded enough to allow the stream channel to move. These channel movements are natural, but are now occurring at a faster rate due to the uncontrolled nature of the urban watershed.

Lakelands
717.441.4444 • 800.437.4327

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Water Cycle

Of all the natural processes, the Water Cycle is one of the most critical. The Water Cycle is the ever-changing state of water as it moves through the environment. When rain falls to the ground, some of it evaporates back into the atmosphere where it lifts the ground. When the remaining water reaches the ground, some of it is absorbed by the ground (infiltration), some evaporates back to the atmosphere, and the remainder flows across the land into streams and ponds. The water in the ground seeps through the soil (percolates) into the water table where it is stored in aquifers. Transported to springs and seeps, or absorbed by plant material, Water taken into plant material is later passed to the atmosphere (evapotranspiration). Water that reaches the stream eventually flows to the oceans. During the water's journey to the ocean, and again since in the ocean, it continues to evaporate into the atmosphere. All of the water evaporating into the atmosphere eventually collects (condenses) in their own clouds and the process is started all over again.

Lakeland
THE MARSH COUNTRY

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Turtle Pond

Turtle Pond is one of fourteen lakes created by a former property owner, Chris Kott. The pond was part of his son's estate that included all, or parts of what is now Kewlands, Lakelands, General Electric, the woods at Shady Branch, Quince Orchard Park, and the Isaac Walton League. It was named by the children and grandchildren of Chris Kott because of the number of turtles found in and around the pond.

Lakelands
Shadybranch, West Va.

8

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Wetlands

Wetlands serve as nature's water filters. They are not only critical in the control of pollution by filtering out silt and other pollutants, but are also important to absorb and filter nutrient runoff and sedimentation, but are critical in flood control by retaining water allowing it to soak into the ground. In addition they provide habitat for many wildlife species. Owing to their true wetland containing standing water, but the true, legal definition of a wetland is significantly different. The United States Army Corps of Engineers that regulates wetlands for the Federal Government, defines these bodies as: "Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support a preponderance of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas." (The Federal Register, July 22, 1982). In essence, in order for an area to be considered a wetland, it must be wet enough to support plants that would normally grow in wet conditions.

Lakelands
A LAKELANDS WETLAND

9

Sign Scale: 1" = 1/2'

[illegible]

OWNER:
Gaithersburg Community Associates
c/o Natelli Communities
806 West Diamond Ave.
Gaithersburg, Md 20878
PH.: (301) 948-4616

OVERALL PATHWAY PLAN
Trail Signage Plan

LAKELANDS

CITY OF GAITHERSBURG
GAITHERSBURG (9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

CITY OF GAITHERSBURG PLANNING COMMISSION
2ND SOUTH SIGHT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON: _____ YEAR: _____

APPLICATION NO. _____ YOUR QUARTER _____

AMENDMENT TO FINAL PLAN APPROVAL

WITH _____ () CONDITIONS, SEE S.D.A. LETTER _____

DATE _____ BY _____

NOTE - ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

PENGAD 800-631-6999
JOINT
EXHIBIT
18
SDP.06.003
10-3-06

EDAW

Landmarks Architecture Urban Design
Planning Environmental Analysis

EDAW, Inc.
601 Prince Street
Alexandria, VA 22314
703 836-6416

Site Engineering
Graphic Design



RODGERS & ASSOCIATES, INC.

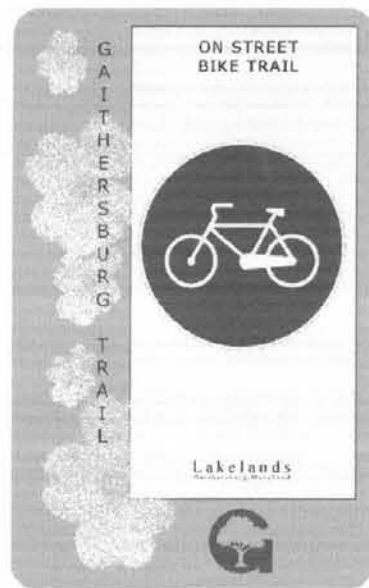
LAND USE EVALUATION • PLANNING
SURVEYING
ENVIRONMENTAL/NATURAL RESOURCES

9260 GAITHER ROAD
GAITHERSBURG, MARYLAND
20877

PHONE: (301) 948-4700 GAITHERSBURG
(301) 948-4700 FREDERICK
FAX: (301) 948-6256

NOT FOR CONSTRUCTION			
SYMBOL	BY	DATE	SCALE As Noted
REVISED	R&A		JOB NO. 654AC
DESIGN			DATE May 01
REVISION			
RELEASE FOR			2
			DATE

					fuddy Branch Trail Signage
--	--	--	--	--	----------------------------



Muddy Branch Trail Signage Package

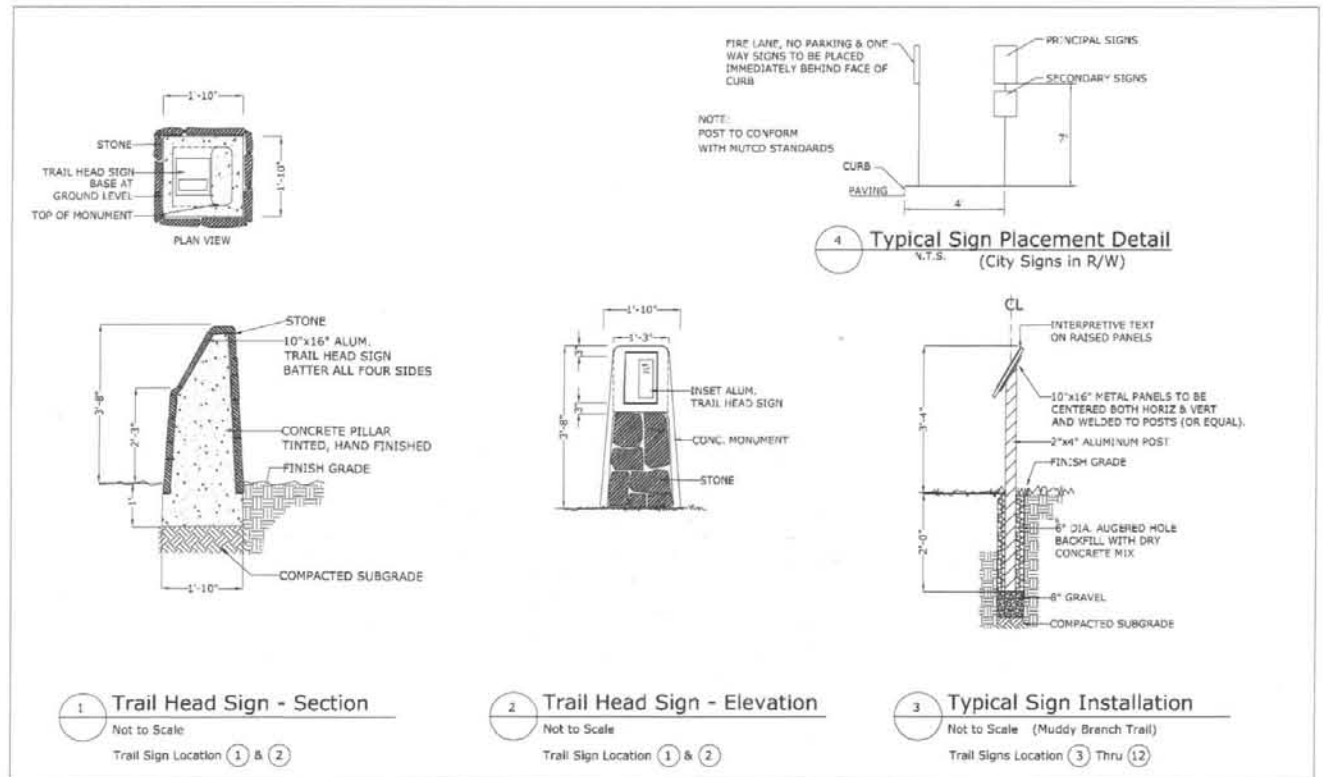
for

Lakelands
Gaithersburg, Maryland
C/o
Gaithersburg Community
Associates, LLC

General Notes:

- All Signs to have one face.
- Sign Plates to be constructed out of 1/8" aluminum.
- All corners rounded and edges ground smooth.
- Finish to be vandal, weather and graffiti resistant.
- Provide finish guarantee of 8 years without discoloration.
- Interpretive text plates to be raised. All copy to be engraved into plates.

Sign Scale: 1" = 1/2"



* NOTE:
THESE SIGNS HAVE BEEN PROVIDED TO THE HOA SHOULD THEY
DECIDE AT SOME FUTURE DATE THEY WISH TO HAVE THEM
INSTALLED.

A MARYLAND REGISTERED PROFESSIONAL
ENGINEER OR ARCHITECT SEAL AND
SIGNATURE ON PLANS WILL BE ACCEPTED
AS PRIMA FACIE EVIDENCE THAT PLANS
ARE IN COMPLIANCE WITH APPLICABLE
CODES AND REGULATIONS

REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE

OWNER:
Gaithersburg Community Associates
c/o Natelli Communities
806 West Diamond Ave.
Gaithersburg, Md 20876
PH: (301) 948-4616

OVERALL PATHWAY PLAN Trail Signage Plan

LAKELANDS

CITY OF GAITHERSBURG
GAITHERSBURG (9TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

EDAW

LAND USE EVALUATION • PLANNING
CIVIL ENGINEERING • SURVEYING
ENVIRONMENTAL/NATURAL RESOURCES
RODGERS & ASSOCIATES, INC.
8260 GAITHER ROAD PHONE: (301) 948-4700 GAITHERSBURG
GAITHERSBURG, MARYLAND (301) 253-6609 FREDERICK
20877 FAX: (301) 948-6234

NOT FOR CONSTRUCTION

BY	DATE	SCALE	AS NOTED
R&A			As Noted
			654AC
			May 01
			3

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH BLUANT AVENUE, GAITHERSBURG, MARYLAND 20877
SITE PLAN APPROVAL
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING
COMMISSION HELD ON:
APPLICATION NO. 10-3-010
AMENDMENT TO FINAL PLAN APPROVAL
WITH () CONDITIONS. SEE S.D.A. LETTER.
DATE: 10-3-01 BY: [Signature]
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE
REAPPROVED BY THE PLANNING COMMISSION

**JOINT
EXHIBIT
#19**
SDP-06-003
10-3-010

**LAKELANDS SUBDIVISION
PHASE 3
GAITHERSBURG, MARYLAND
SCHEMATIC DEVELOPMENT PLAN**

SDP SHEET INDEX

TITLE	SHEET NO.
COVER SHEET/LAND USE PLAN	1
SCHEMATIC DEVELOPMENT PLAN	2
SCHEMATIC DEVELOPMENT PLAN	3
SCHEMATIC DEVELOPMENT PLAN	4
BOUNDARY SURVEY	5
TRAFFIC CIRCULATION AND PATHWAY PLAN	6
PRELIMINARY GRADE ESTABLISHMENT PLAN	7
PRELIMINARY GRADE ESTABLISHMENT PLAN	8
LANDSCAPE/LIGHTING PLAN	9
LANDSCAPE/LIGHTING PLAN	10
LANDSCAPE/LIGHTING PLAN	11
PRELIMINARY FOREST CONSERVATION PLAN	12
STORMWATER MANAGEMENT CONCEPT/ SOILS MAP PLAN	13
NRI/FSD	14

CITY OF GAITHERSBURG MAYOR & COUNCIL
21 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

**SCHEMATIC DEVELOPMENT
PLAN APPROVAL**

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND
CITY COUNCIL, HELD ON _____

APPLICATION NO. _____ WAS GRANTED

SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION _____ WITH _____ () CONDITIONS:
DATE _____ BY _____

NOTE: - ANY REVISIONS TO SIGNED PLANS MUST BE
- APPROVED BY THE MAYOR & CITY COUNCIL

PLANNING/CIVIL/ENVIRONMENTAL CONSULTANTS
RODGERS & ASSOCIATES, INC.
 9260 GAITHER ROAD
 GAITHERSBURG, MARYLAND 20877
 (301) 946-4700

TOWN PLANNERS
ANDRES DUANY AND
ELIZABETH PLATER-ZYBERK
1023 SW 25TH AVENUE
MIAMI, FLORIDA 33135
(305) 644-1023

OWNER
GAITHERSBURG COMMUNITY ASSOC., LLC
C/O NATELLI COMMUNITIES, INC.
806 WEST DIAMOND AVE., SUITE 300
GAITHERSBURG, MARYLAND 20878
(301) 348-4666

LANDSCAPE ARCHITECT
E D A W, INC.
601 PRINCE STREET
ALEXANDRIA, VA 22304
(703) 836-1414

TRAFFIC CONSULTANT
WELLS AND ASSOCIATES
1420 SPRINGHILL ROAD
MCLEAN, VA 22102
(703) 987-6620

IDS PHASE 1 SECTION 3 SDP - COVER SHEET/LAND USE PLAN

JOINT
EXHIBIT
20

0.3.06

SDP-06-003

COVER SHEET/LAND USE PLAN

SCALE: 1" = 200'
SHEET 1 OF 14
DATE: JUNE, 1999

REVISION	DATE
TOP AMENDMENTS PER CITY	9-11-08
REV PER CITY COMMENTS	11-19-08
DESIGN, A.E. TRANSDIGM	3-09-09

PRELIMINARY NOT FOR CONSTRUCTION

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JOINT
EXHIBIT
#21
SDP-06-003
10-3-06

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877
**SCHEMATIC DEVELOPMENT
PLAN APPROVAL**
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND
CITY COUNCIL, HELD ON _____
APPLICATION NO. _____ WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION _____ WITH _____ CONDITIONS
DATE _____ BY _____
NOTE - ANY REVISIONS TO SIGNED PLANS MUST BE
REAPPROVED BY THE MAYOR & CITY COUNCIL.

REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE

Owners:
Gaithersburg Community Assoc., LLC
c/o Classic Communities Corp.
8120 Woodmont Ave., Suite 300
Bethesda, MD 20814
Ph: (301) 913-0404
Fax: (301) 913-5285

SCHEMATIC DEVELOPMENT PLAN

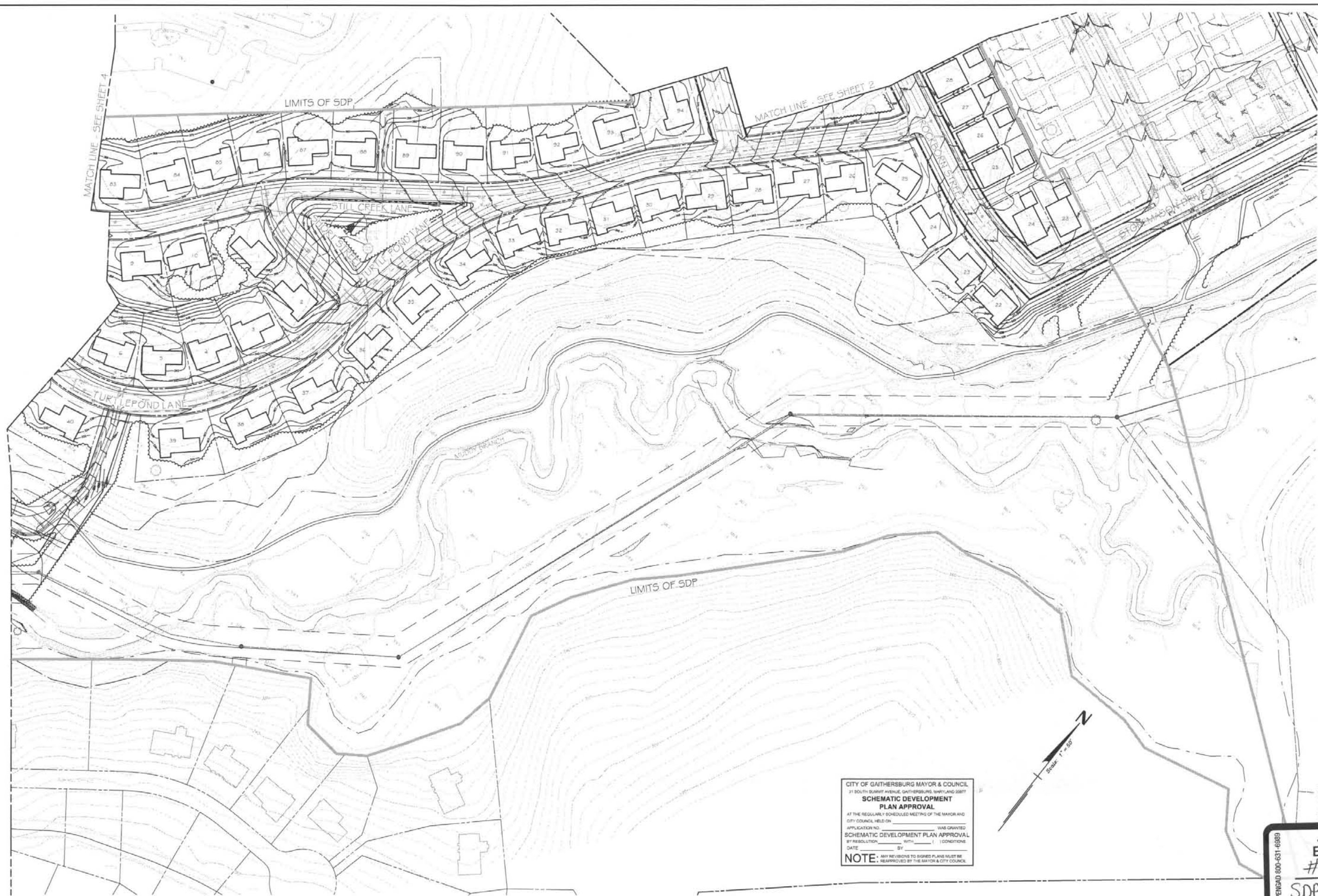
Phase 3
LAKELANDS
Oak Blotting District

**RODGERS
CONSULTING**
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

DATE	DATE	SCALE
7-95	7-95	1" = 50'
4-99	4-99	FOR 654AC
4-99	4-99	DATE: JUNE, 1999
RELEASE FOR		2

Lakelands Ph. 3 SDP



CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH QUARRY AVENUE, GAITHERSBURG, MARYLAND 20877
**SCHEMATIC DEVELOPMENT
PLAN APPROVAL**
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND
CITY COUNCIL HELD ON _____
APPLICATION NO. _____ WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION _____ WITH _____ CONDITIONS
DATE _____ BY _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE
REAPPROVED BY THE MAYOR & CITY COUNCIL.



REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner:
Gaithersburg Community Assoc., LLC
c/o Classic Communities Corp.
8120 Woodmont Ave., Suite 300
Bethesda, MD 20814
Ph: (301) 913-0404
Fax: (301) 913-0400

**SCHEMATIC
DEVELOPMENT
PLAN**

Phase 3
LAKELANDS
Oak Bluffe District



Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germanstown, MD 20874
301.948.6700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

DATE	BY	DATE	SCALE
7-95	RAA	7-95	1" = 50'
4-99	RAA	4-99	OR 654AC
4-99	RF	4-99	JUNE, 1999
RELEASE FOR			

JOINT
EXHIBIT
22
SDP.06.003
10-3-06



JOINT
EXHIBIT
23
SDP-06-003
10-3-06

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH BURNETT AVENUE, GAITHERSBURG, MARYLAND 20877
**SCHEMATIC DEVELOPMENT
PLAN APPROVAL**
AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND
CITY COUNCIL HELD ON _____
APPLICATION NO. _____ WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION _____ WITH _____ CONDITIONS
DATE _____ BY _____
NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE
REAPPROVED BY THE MAYOR & CITY COUNCIL.

REVISION	DATE	BY/NO.	DATE	REVISION	DATE	REVISION	DATE

Owner:
Gaithersburg Community Assoc., LLC
c/o Classic Communities Corp.
8120 Woodmont Ave., Suite 300
Bethesda, MD 20814
Ph: (301) 913-0404
Fax: (301) 912-5449

**SCHEMATIC
DEVELOPMENT
PLAN**

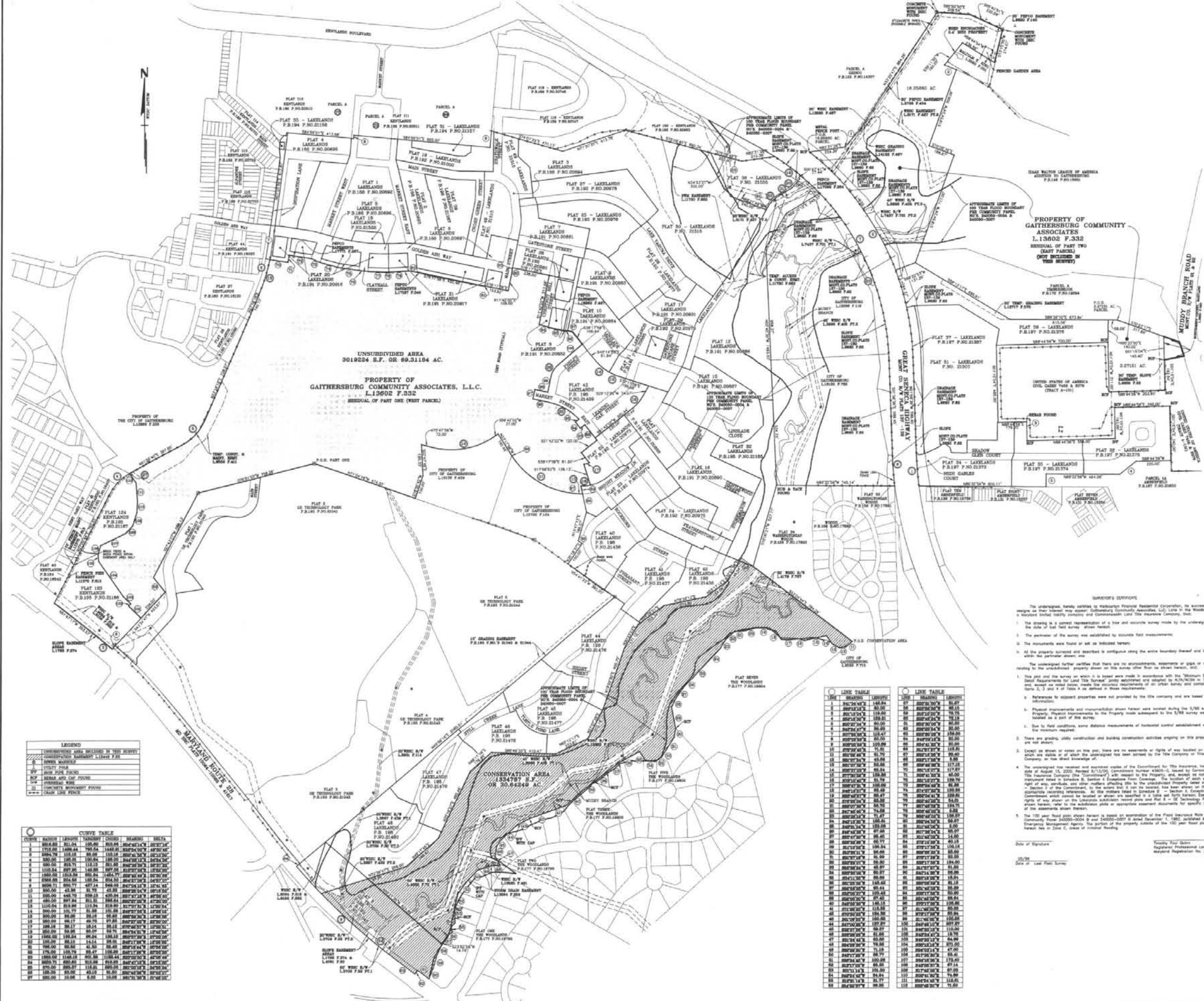
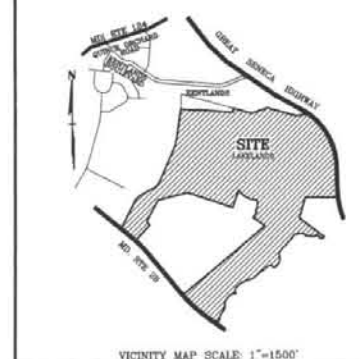
Phase 3
LAKELANDS
8th Election District

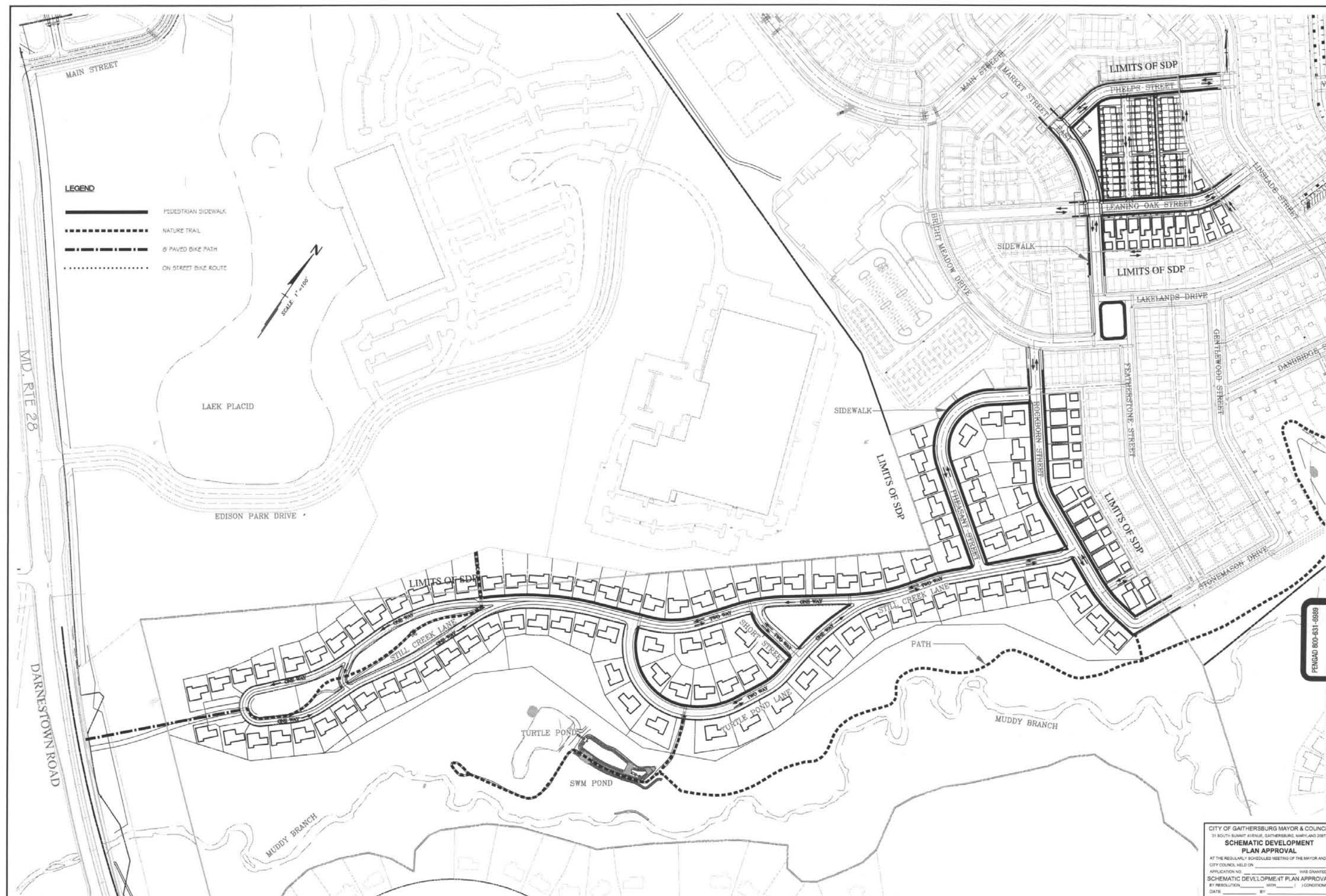
**RODGERS
CONSULTING**
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Cermantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

DATE	BY	DATE	SCALE
7-90	R&A	7-90	1" = 50'
4-99	R&A	4-99	FOR NO. GS-4AC
DATE	BY	DATE	SCALE
4-99	R&A	4-99	FOR NO. GS-4AC
DATE	BY	DATE	SCALE
4-99	R&A	4-99	FOR NO. GS-4AC

RELEASE FOR _____





JOINT EXHIBIT #25
SDP-06-003

REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner:
Gaithersburg Community Assoc., LLC
c/o Classic Communities Corp.
8120 Woodmont Ave., Suite 300
Bethesda, MD 20814
Ph: (301) 913-0404
Fax: (301) 913-0400

TRAFFIC CIRCULATION AND PATHWAY PLAN

Phase 3
LAKELANDS

RODGERS CONSULTING
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Cermantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.251.6609
www.rodgersinc.com

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH BLISS AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON _____

APPLICATION NO. _____ WAS GRANTED

SCHEMATIC DEVELOPMENT PLAN APPROVAL

BY RESOLUTION _____ WITH _____ CONDITIONS

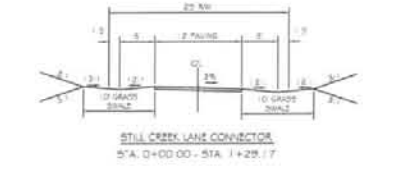
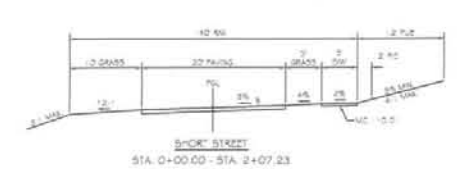
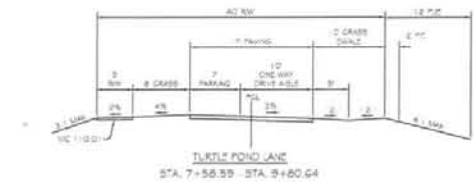
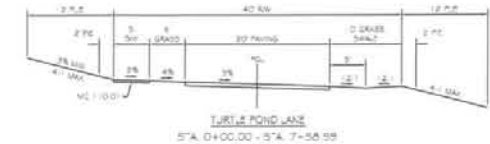
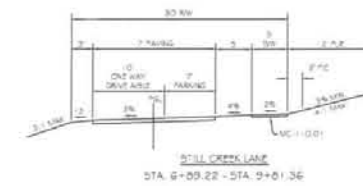
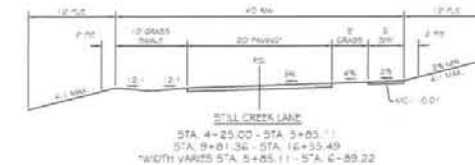
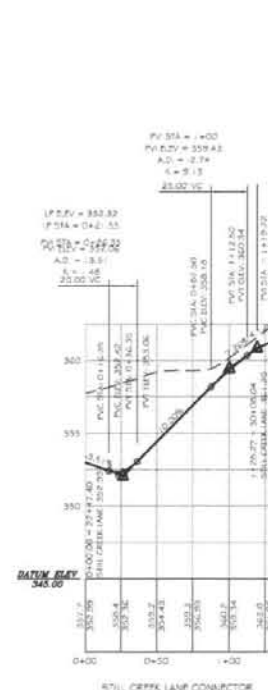
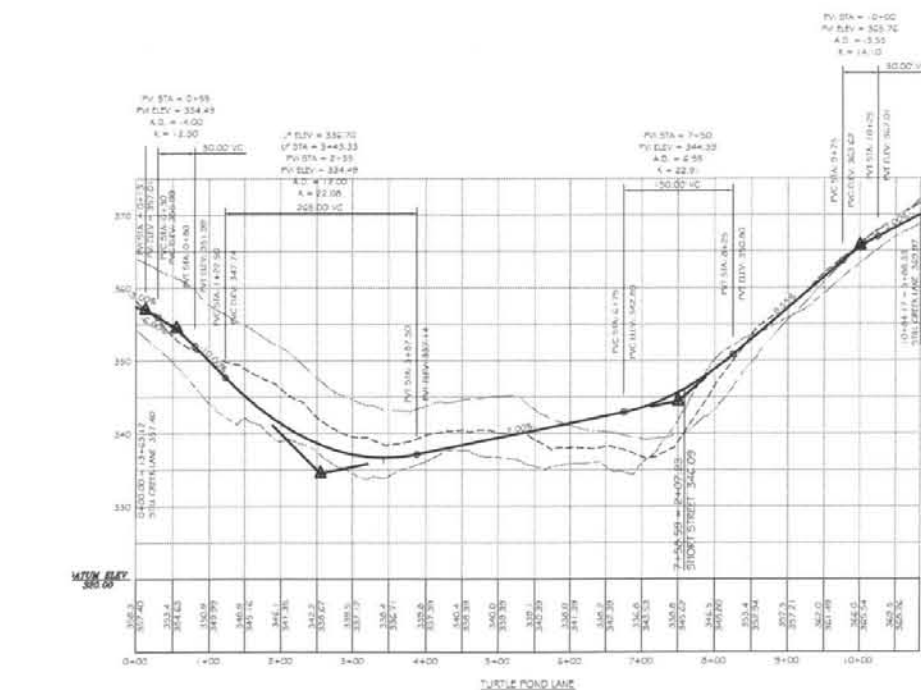
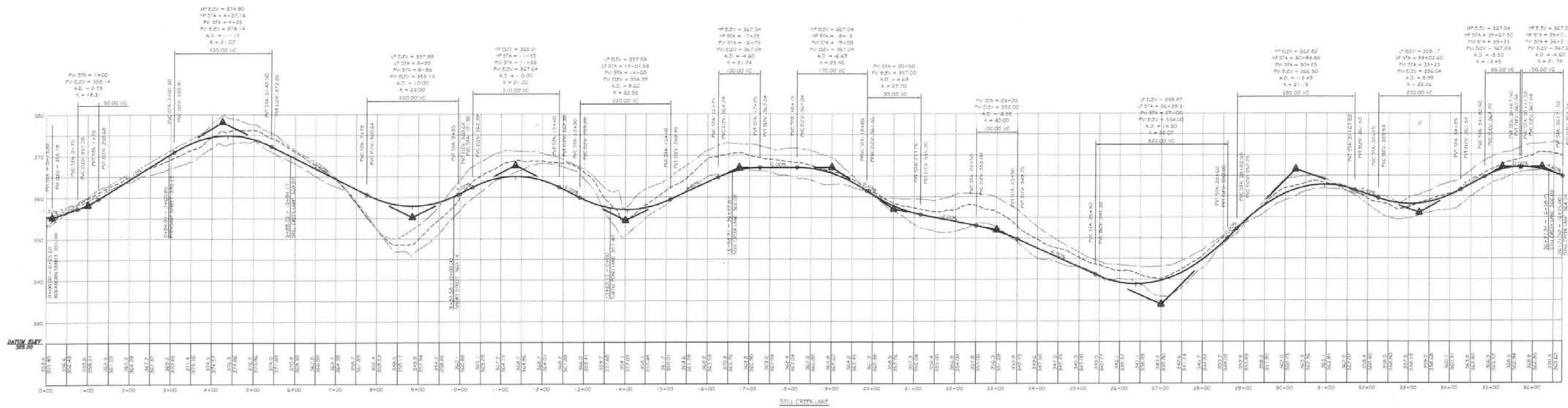
DATE _____ BY _____

NOTE - ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL.

DATE	BY	DATE	SCALE
7-98	RAA	7-98	1" = 100'
4-99	RAA	4-99	OR 654AC
4-99	RF	4-99	JUNE, 1999

RELEASE FOR _____

Lakelands Ph. 3 TRAF. CIR. & PATH PLAN



JOINT EXHIBIT
#296
SDP-06.003
10-3-06

REVISION	DATE	BY	CHK	REVISION	DATE	BY	CHK

Owner:
Gaithersburg Community Assoc., LLC
c/o Classic Communities Corp.
810 Woodmont Ave., Suite 300
Bethesda, MD 20814
Ph: (301) 913-0404
Fax: (301) 913-0409

PRELIMINARY GRADE ESTABLISHMENT PLAN

Phase 3
LAKELANDS
Old Blanton District

RODGERS CONSULTING
Enhancing the value of land assets
Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Gaithersburg, MD 20878
301.948.4700
301.948.6256 (fax)
301.251.6609
www.rodgers.com

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON _____

APPLICATION NO. _____ WAS GRANTED

SCHEMATIC DEVELOPMENT PLAN APPROVAL

BY RESOLUTION _____ WITH _____ CONDITIONS

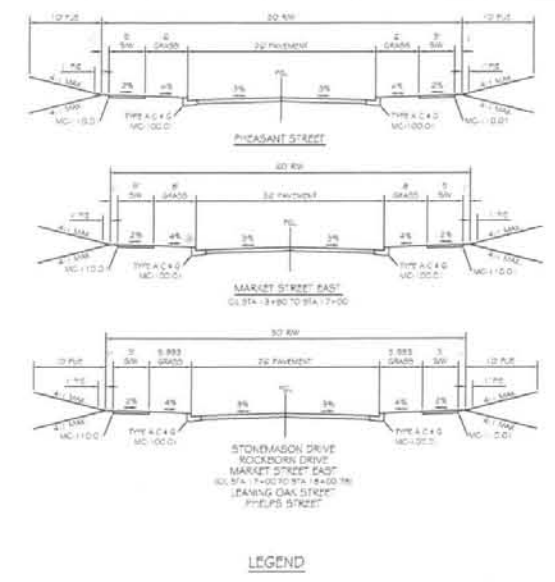
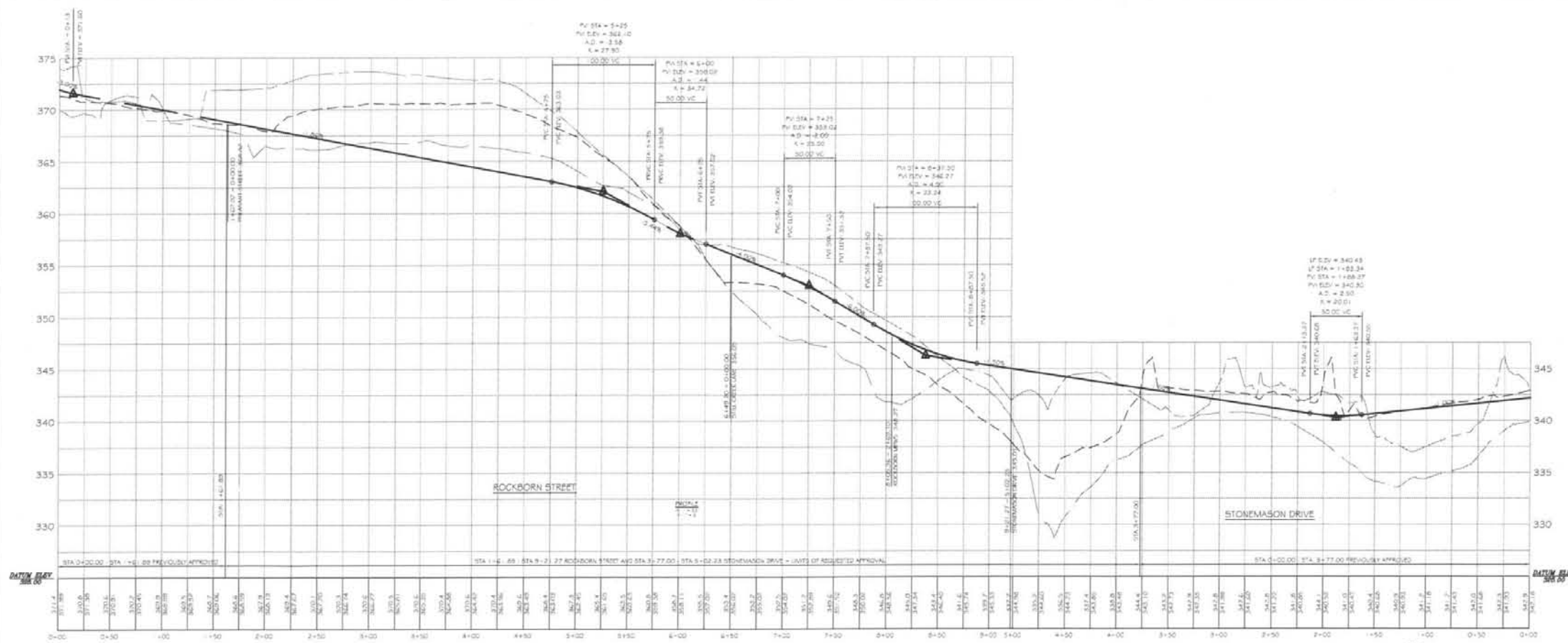
DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL.

DATE	BY	SCALE
7-96	RAA	1" = 10'
4-99	RAA	1" = 10'
4-99	RF	1" = 10'

RELEASE FOR: **7**

Lakelands Ph. 3 Prelim. Grade Establishment

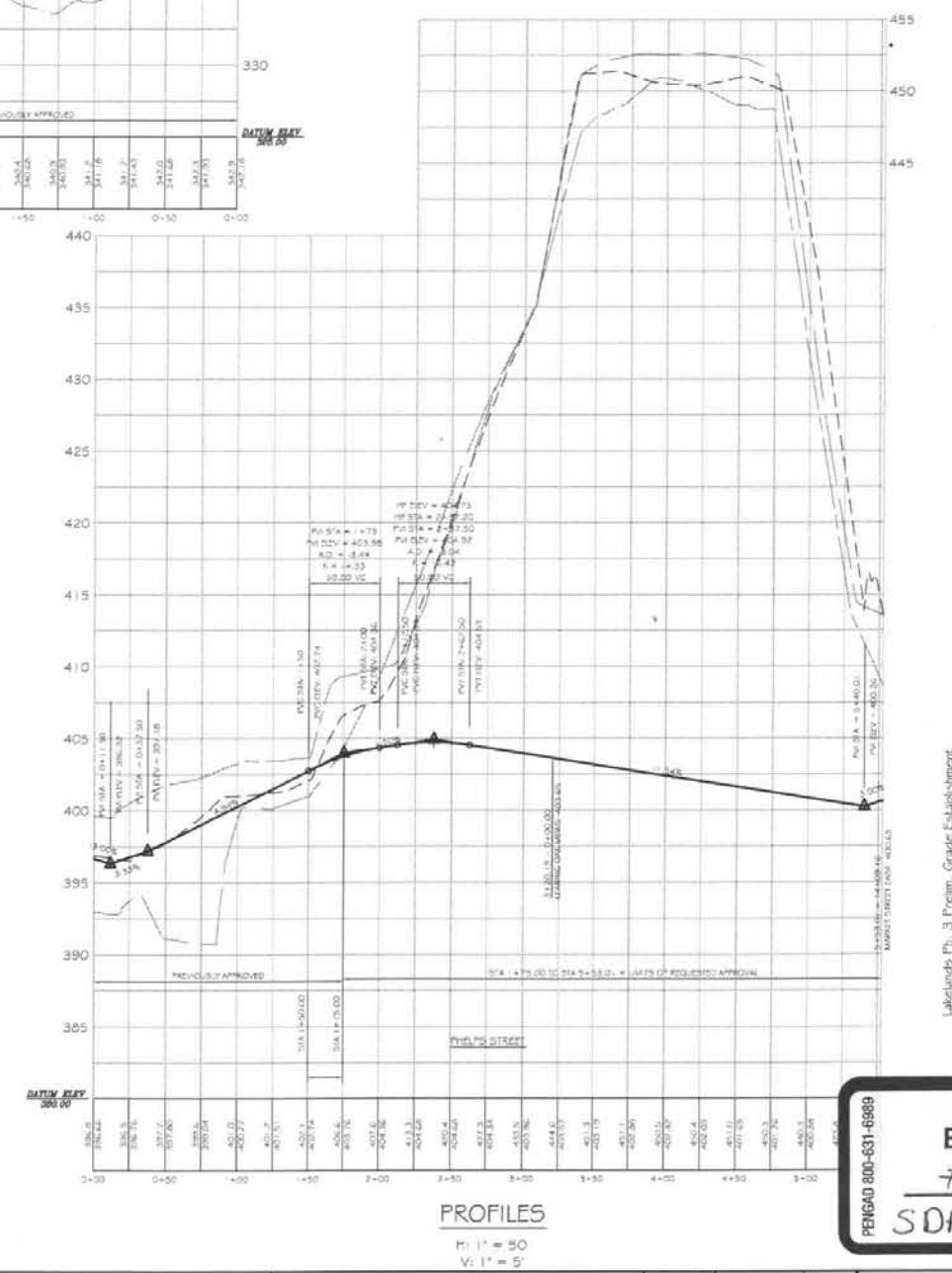
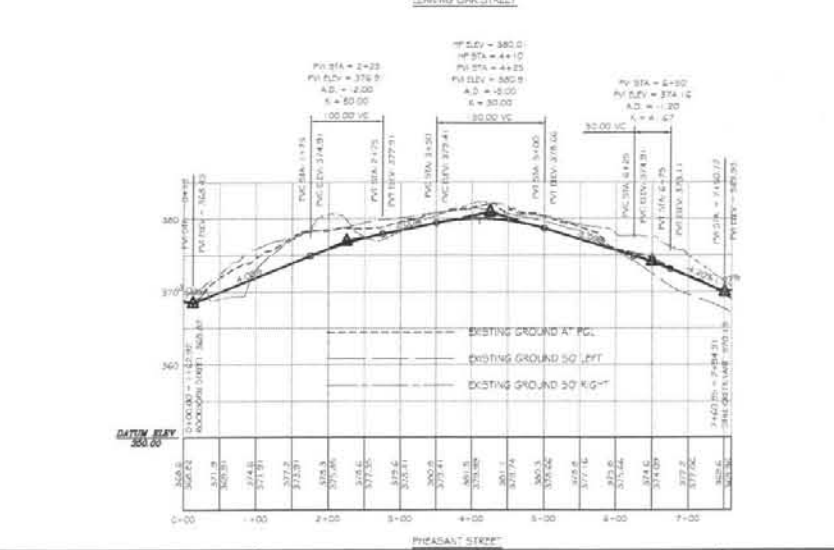
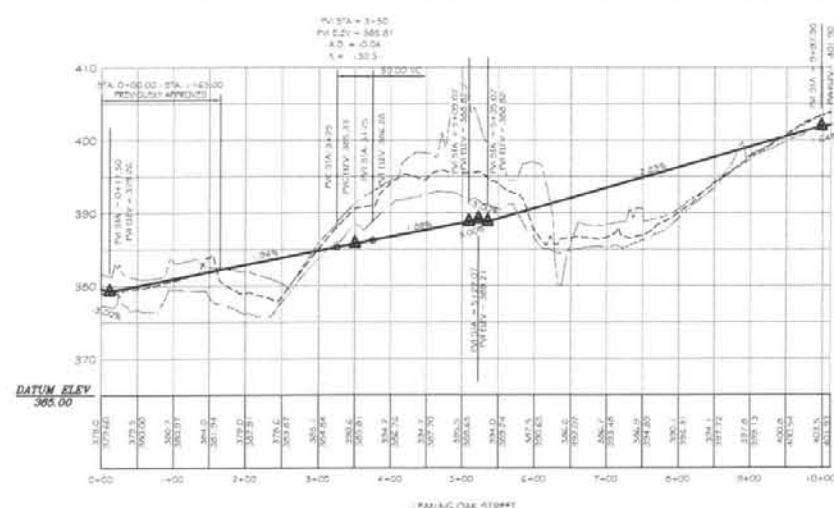
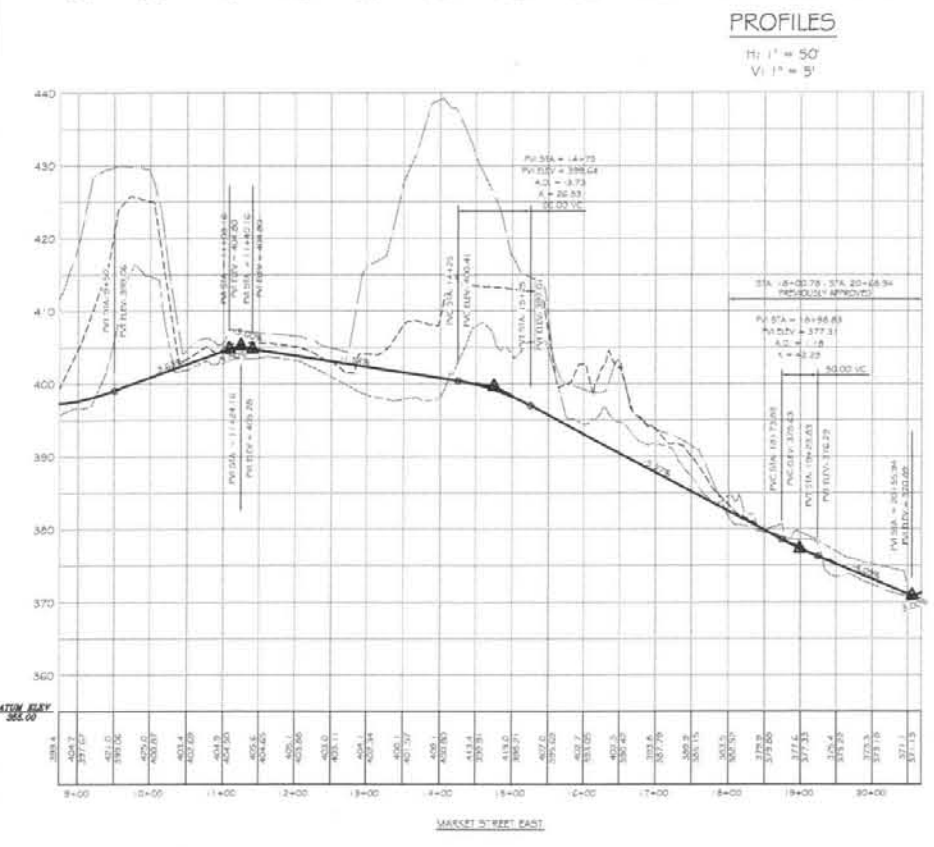


LEGEND

--- EXISTING GROUND AT PGL

--- EXISTING GROUND SO LEFT

--- EXISTING GROUND SO RIGHT



CITY OF GAITHERSBURG MAYOR & COUNCIL
21 SOUTH BLAUNT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON _____

APPLICATION NO. _____ WAS GRANTED

SCHEMATIC DEVELOPMENT PLAN APPROVAL

BY RESOLUTION _____ WITH _____ CONDITIONS

DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL

REVISION	DATE	BY	DATE	REVISION	DATE	BY

Owner:
Gaithersburg Community Assoc., LLC
c/o Classic Communities Corp.
8120 Woodmont Ave., Suite 300
Bethesda, MD 20814
Ph: (301) 913-0404
Fax: (301) 913-4440

PRELIMINARY GRADE ESTABLISHMENT PLAN

Phase 3
LAKELANDS
Old Blanton District

RODGERS CONSULTING
Enhancing the value of land assets
Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Cermantown, MD 20814
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgersinc.com

DATE	BY	DATE	BY
7-98	REA	7-98	REA
4-99	REA	4-99	REA
4-99	REA	4-99	REA
4-99	REA	4-99	REA
4-99	REA	4-99	REA

JOINT
EXHIBIT
#27
SDP.06.003
10.3.06

Lakelands Ph. 3 Prelim. Grade Establishment



- LEGEND**
- DECIDUOUS TREE
 - EVERGREEN SCREENING TREE
 - FLOWERING TREE
 - PROPOSED LIGHT POLE

- NOTES**
1. LOCATION OF STREET TREES MAY BE SUBJECT TO CHANGE TO AVOID CONFLICT WITH STREET LIGHTING. TREES WILL NOT BE PERMITTED WITHIN 15 FEET OF ANY STREET LIGHT.
 2. TREES ARE TO BE LOCATED A MINIMUM DISTANCE OF:
 - A. 5 FEET FROM WATER BOX
 - B. 5 FEET FROM GAS BOX
 - C. 5 FEET FROM STORM DRAIN VENTS AND MANHOLES
 - D. 10 FEET FROM FIRE HYDRANTS
 - E. 15 FEET FROM STREET LIGHTS
 3. TREES ARE NOT PERMITTED WITHIN LIMIT OF SIGHT. SEE MONTGOMERY COUNTY DESIGN STANDARDS No. MD-700.01, TREE LOCATIONS.

JOINT
EXHIBIT
#28
SDP-06-003

CITY OF GAITHERSBURG MAYOR & COUNCIL
31 SOUTH SLAMM AVENUE, GAITHERSBURG, MARYLAND 20877

**SCHEMATIC DEVELOPMENT
PLAN APPROVAL**

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND
CITY COUNCIL HELD ON _____

APPLICATION NO. _____ WAS GRANTED
SCHEMATIC DEVELOPMENT PLAN APPROVAL
BY RESOLUTION _____ WITH _____ CONDITIONS.
DATE _____ BY _____

NOTE - ANY REVISIONS TO BOUND PLANS MUST BE
REAPPROVED BY THE MAYOR & CITY COUNCIL

REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner:
Gaithersburg Community Assoc., LLC
c/o Classic Communities Corp.
8120 Woodmont Ave., Suite 300
Bethesda, MD 20814
Ph: (301) 913-0404
Fax: (301) 913-2480

LANDSCAPE/LIGHTING PLAN

**Phase 3
LAKELANDS**

**RODGERS
CONSULTING**
Enhancing the value of land assets

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Cermansville, MD 20874
301-948-4700
301-948-8256 (fax)
301-253-6609
www.rodgers.com

DATE DATA	REA	7-98	SCALE: 1" = 50'
DESIGNED	REA	4-99	JOB NO. 6544C
DRAWN			DATE: JUNE, 1999
APPROVED	RP	4-99	
RELEASE FOR _____			

Lakelands Ph. 3 Landscape/Lighting

10-3-06



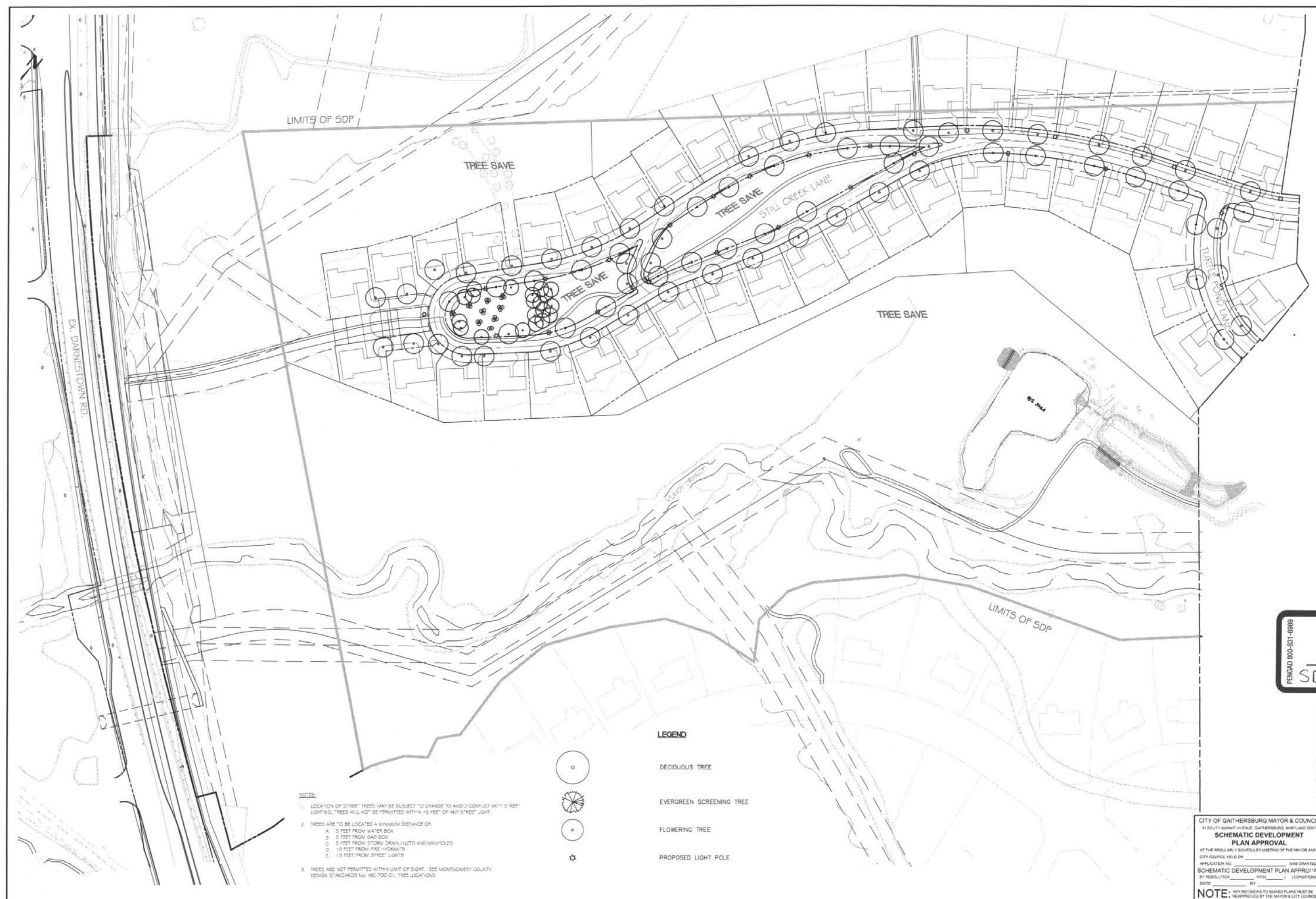
www.elsevier.com/locate/jmb

Owner:
Gaithersburg Community Assoc., LLC
c/o Classic Communities Corp.
8120 Woodmont Ave., Suite 300
Bethesda, MD 20814
Ph: (301) 913-0404
Fax: (301) 913-5462
Contact: Mr. Steve Eckert

PRELIMINARY NOT FOR CONSTRUCTION

Rodgers Consulting, Inc.
19847 Century Blvd., Suite 200
Germantown, MD 20874
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

	BY	DATE	SCALE
DISC AREA	RIA	7-96	
DELETED	RIA	4-99	APP No. 654
DISBAN			DATE JUN 1
REMOVED	RF	4-99	
RELEASE FOR			
<div style="border: 1px solid black; width: 50px; height: 20px; margin: 0 auto;"></div>			PRINT No. 10



- NOTES:**
1. LOCATION OF "STREET" TREES MAY BE SUBJECT TO CHANGE TO AVOID CONFLICT WITH "STREET" LIGHTING; TREES WILL NOT BE PERMITTED WITHIN 15 FEET OF ANY STREET LIGHT.
 2. TREES ARE TO BE LOCATED A MINIMUM DISTANCE OF:
 - A. 5 FEET FROM WATER BOX
 - B. 5 FEET FROM GAS BOX
 - C. 5 FEET FROM STORM DRAIN INLETS AND MANHOLES
 - D. 10 FEET FROM FIRE HYDRANTS
 - E. 15 FEET FROM STREET LIGHTS
 3. TREES ARE NOT PERMITTED WITHIN LIMIT OF SIGHT - SEE MONTGOMERY COUNTY DESIGN STANDARDS No. MC-700-01, TREE LOCATIONS.

- LEGEND**
- DECIDUOUS TREE
 - ⊗ EVERGREEN SCREENING TREE
 - FLOWERING TREE
 - ★ PROPOSED LIGHT POLE

REVISION	DATE	REVISION	DATE	REVISION	DATE	REVISION	DATE

Owner:
Gaithersburg Community Assoc., LLC
c/o Classic Communities Corp.
8120 Woodmont Ave., Suite 300
Bethesda, MD 20814
Ph: (301) 913-0404
Fax: (301) 913-0402

LANDSCAPE/LIGHTING PLAN

Phase 3 LAKELANDS

0th. Planning District



Rodgers Consulting, Inc.
19947 Century Blvd., Suite 200
Gaithersburg, MD 20878
301.948.4700
301.948.6256 (fax)
301.253.6609
www.rodgers.com

CITY OF GAITHERSBURG MAYOR & COUNCIL
34 SOUTH BURNETT AVENUE, GAITHERSBURG, MARYLAND 20877

SCHEMATIC DEVELOPMENT PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE MAYOR AND CITY COUNCIL HELD ON: _____

APPLICATION NO. _____ WAS GRANTED

SCHEMATIC DEVELOPMENT PLAN APPROVAL, BY RESOLUTION _____ WITH _____ CONDITIONS.

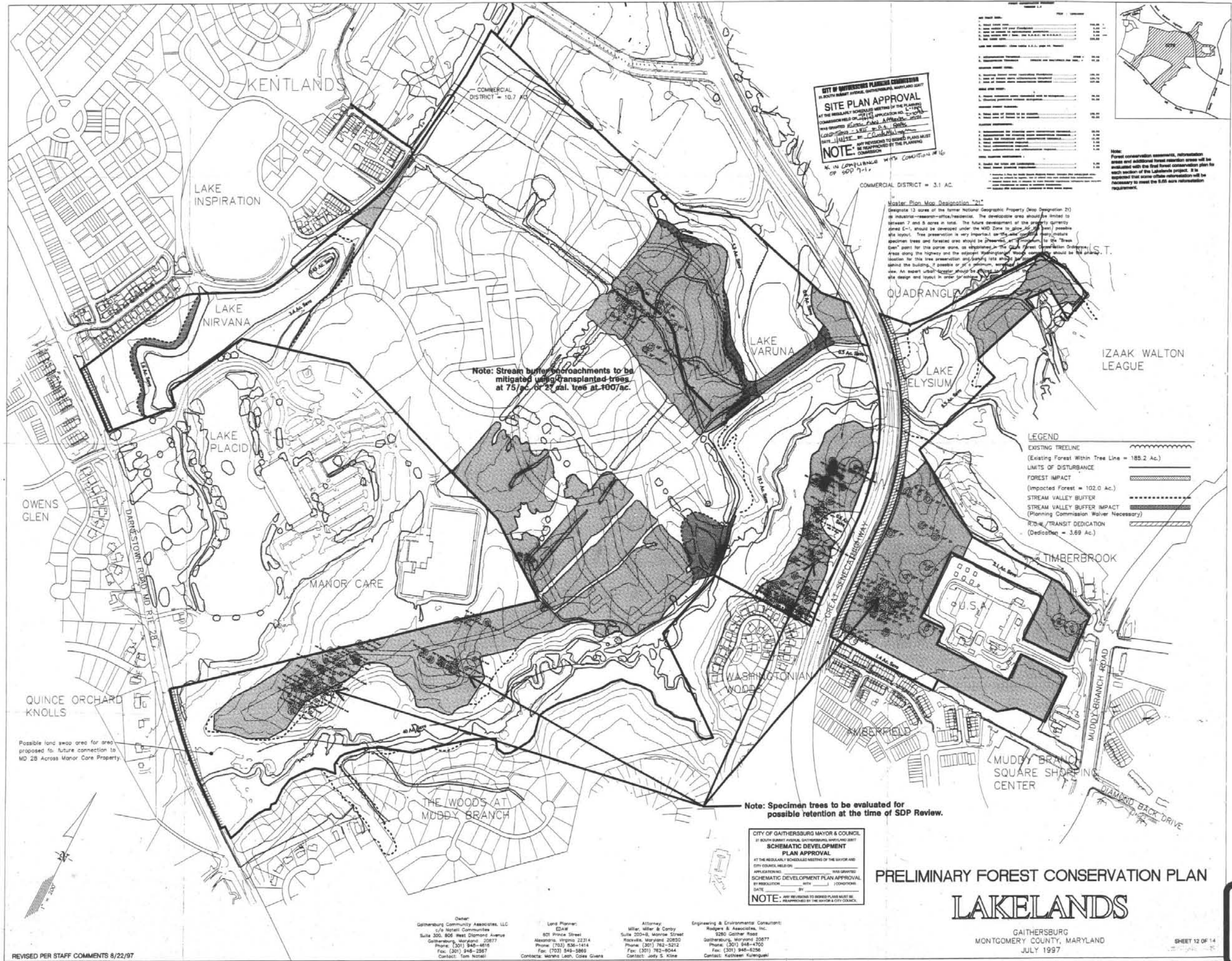
DATE _____ BY _____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE MAYOR & CITY COUNCIL.

DATE	BY	DATE	SCALE
7-98	REA	7-98	1" = 50'
4-99	REA	4-99	654AC
4-99	RF	4-99	DATE: JUNE, 1999

JOINT EXHIBIT #30
SDP-06-003
10.3.06

Lakelands Ph. 3 Landscape/Lighting



REVISED PER STAFF COMMENTS 8/22/97

Owner:
Gaithersburg Community Associates, LLC
c/o Harrell Communities
Suite 300, 805 West Diamond Avenue
Gaithersburg, Maryland 20877
Phone: (301) 948-4616
Fax: (301) 948-2567
Contact: Tom Notari

Land Planner:
GWA
801 Prince Street
Alexandria, Virginia 22314
Phone: (703) 836-1414
Fax: (703) 848-5869
Contact: Marsha Leach, Corey Givens

Attorney:
Miller, Miller & Conroy
Suite 200-B, Monroe Street
Rockville, Maryland 20850
Phone: (301) 762-5212
Fax: (301) 762-8044
Contact: Judy S. Kline

Engineering & Environmental Consultant:
Rodgers & Associates, Inc.
9280 Gaiter Road
Gaithersburg, Maryland 20877
Phone: (301) 948-4700
Fax: (301) 948-6256
Contact: Kathleen Kurenski

PRELIMINARY FOREST CONSERVATION PLAN

LAKELANDS

GAITHERSBURG
MONTGOMERY COUNTY, MARYLAND
JULY 1997

SHEET 12 OF 14

H:\projects\6544\30\4200\FCB01_01 7-22-97 4:29:45 pm EST

JOINT
EXHIBIT
#31
SDP-06-003
10-3-06

